

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

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: October 10, 2012
UDC MEETING DATE: October 17, 2012

Action Requested
 Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 448 South Park Street

ALDERMANIC DISTRICT: District 13

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Joseph McCormick JLA Architects + Planners
101 North Mills Street 5325 Wall Street – Suite 2700
Madison, Wisconsin 53715 Madison, Wisconsin 53718
Contact: Joseph Lee

CONTACT PERSON: Joseph Lee (JLA Architects + Planners)
Address: 5325 Wall Street – Suite 2700
Madison, Wisconsin 53718
Phone: 608.241.9500
Fax: _____
E-mail address: jlee@jla-ap.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.



PARK & DRAKE MIXED-USE BUILDING

448 South Park Street
Madison, Wisconsin

CITY OF MADISON UDC SUBMITTAL

JLA
architects

JLA PROJECT NUMBER: 12-0718-01

OCTOBER 10, 2012

PROJECT DESCRIPTION :

This proposed project involves the redevelopment of an urban infill site located at 488 South Park Street in Madison, Wisconsin - currently the site of Lane's Bakery.

PROPOSED USE

We are proposing an urban mixed-use development that includes ground floor retail and residential apartment units on the upper floor.

- 6,000-6,500 square feet of ground floor retail uses - flexible for multiple tenants
- 40 residential apartment units with a mix of unit types & sizes.

SITE DESIGN

The site is designed to keep the building mass along South Park Street and away from the neighborhood to the west.

- All off-street parking will be provided underground and behind the building. Screening will be provided along Drake Street as well as at the Western property line.
- Park Street and Drake Street will be lined with retail storefronts. Entries into retail areas shall be flexible - depending on market demands and individual tenant requirements.
- Access to underground parking shall be accessed from the existing alley.
- Underground parking extends under the entire site for additional parking.

BUILDING DESIGN

The proposed building is designed with a 'modern industrial' aesthetic - with masonry veneer, fiber-cement siding, and larger windows.

- Prominent corner entry for retail tenant with dominate corner bays in residential units.
- Enough articulation in the building massing to break down the scale of the building, while still maintaining an urban form - holding the street edge.
- Each unit has a balcony - integrated into the overall design of the building.
- Ground floor with a lot of glass to activate street. Awnings bring building down to human scale.
- Top floor units have lofts - stepped back and not visible from street.
- Roof top has common roof-top terrace.



SIP ZONING TEXT

Project: **Park & Drake Mixed-Use Redevelopment**
 488 South Park Street
 Madison, Wisconsin 53715

Legal Description:

The lands subject to this Planned Unit Development (PUD) shall include those described in Exhibit 'A', attached hereto.

Lot Area:

The lot area for the lands contained within this Planned Unit Development (PUD) is as stated in Exhibit 'A', attached hereto.

A. Statement of Purpose:

This zoning district is established to allow for the construction of a five-story mixed-use commercial/retail/multi-dwelling unit residential building at the northwest corner of the intersection of South Park Street and Drake Street.

B. Permitted Uses:

The following uses are Permitted in this Planned Unit Development (PUD):

1. Those Uses that are stated as Permitted Uses in the R6 or C3 Zoning Districts per Madison General Ordinance - Chapter 28 (Zoning).
2. Those Uses that are stated as Accessory Uses to the Permitted Uses in the R6 or C3 Zoning Districts per Madison General Ordinance - Chapter 28 (Zoning).
3. Multiple Dwelling-Unit Buildings and those associated Accessory Uses.

C. Conditional Uses:

The following uses may be allowed in this Planned Unit Development (PUD) subject to the provisions of Madison General Ordinance - Section 28.12(11):

1. Those Uses that are stated as Conditional Uses in the R6 or C3 Zoning Districts per Madison General Ordinance - Chapter 28 (Zoning).
2. Multiple Dwelling-Unit Buildings and those associated Accessory Uses shall be Permitted Uses per Section B(3) above.

D. Floor Area Ratio:

The maximum Floor Area Ratio permitted with this Planned Unit Development (PUD) is 5.0.

E. Building Height:

In this Planned Unit Development (PUD), no building or structure shall exceed five (5) stories nor seventy (70) feet in height. Building Height shall be measured per Madison General Ordinance - Section 28.03(2).

F. Yard Requirements:

In this Planned Unit Development (PUD), no minimum front, rear, or side yard is required.

G. Usable Open Space:

In this Planned Unit Development (PUD), Usable Open Space totaling no less than 40 s.f. per dwelling unit shall be provided. Balconies which are accessible only from dwelling units may be counted as Usable Open Space and may be counted for up to 100% of the required Usable Open Space. The minimum balcony size to be used in the Open Space calculations shall be 4'-0" x 8'-0".

H. Accessory Off-Street Parking & Loading:

In this Planned Unit Development (PUD), the following minimum Off-Street Parking & Loading facilities shall be provided:

1. Passenger Vehicles - No Minimum Requirement
2. Bicycles or Motorized Scooters - Shall have a combined total of one (1) parking space per residential bedroom.
 - i) Bicycle spaces shall be 24"x72" (minimum)
 - ii) Motorized Scooter spaces shall be 30"x72" (minimum)
3. Off-Street Loading - No Minimum Requirement

I. Signage:

In this Planned Unit Development (PUD), signage shall be allowed as per Chapter 31 of the Madison General Ordinances - as compared to the R5 District, or signage shall be provided as shown on the recorded plans.

J. Lighting:

In this Planned Unit Development (PUD), lighting shall be provided as shown on the recorded plans.

K. Landscaping:

In this Planned Unit Development (PUD), landscaping shall be provided as shown on the recorded plans.

L. Alterations & Revisions:

No alteration or revision to this Planned Unit Development (PUD) shall be permitted unless approved by the City of Madison Plan Commission. However, the Zoning Administrator may issue permits for minor alterations and/or additions which are approved by both the Director of Planning & Development and the Alderperson of the District. These minor alterations and/or additions shall be compatible with the concept approved by the City of Madison Common Council.

EXISTING CONDITIONS

Currently, the site contains the following structures that will require demolition for the implementation of this project:

488 South Park Street

This is a 1-1/2 story, wood framed commercial building currently occupied by Lane's Bakery. Lane's Bakery will be closing it's business operations and the building will soon be vacant.



Northwest corner of Park & Drake. Corner parking lot with Lanes Bakery (488 Park) to right.



488 S. Park Street (Park Street Elevation - with Alley to right of building)



488 S. Park Street & 434 Park Street (Park Street Elevation - with Alley between buildings)

914 Drake Street

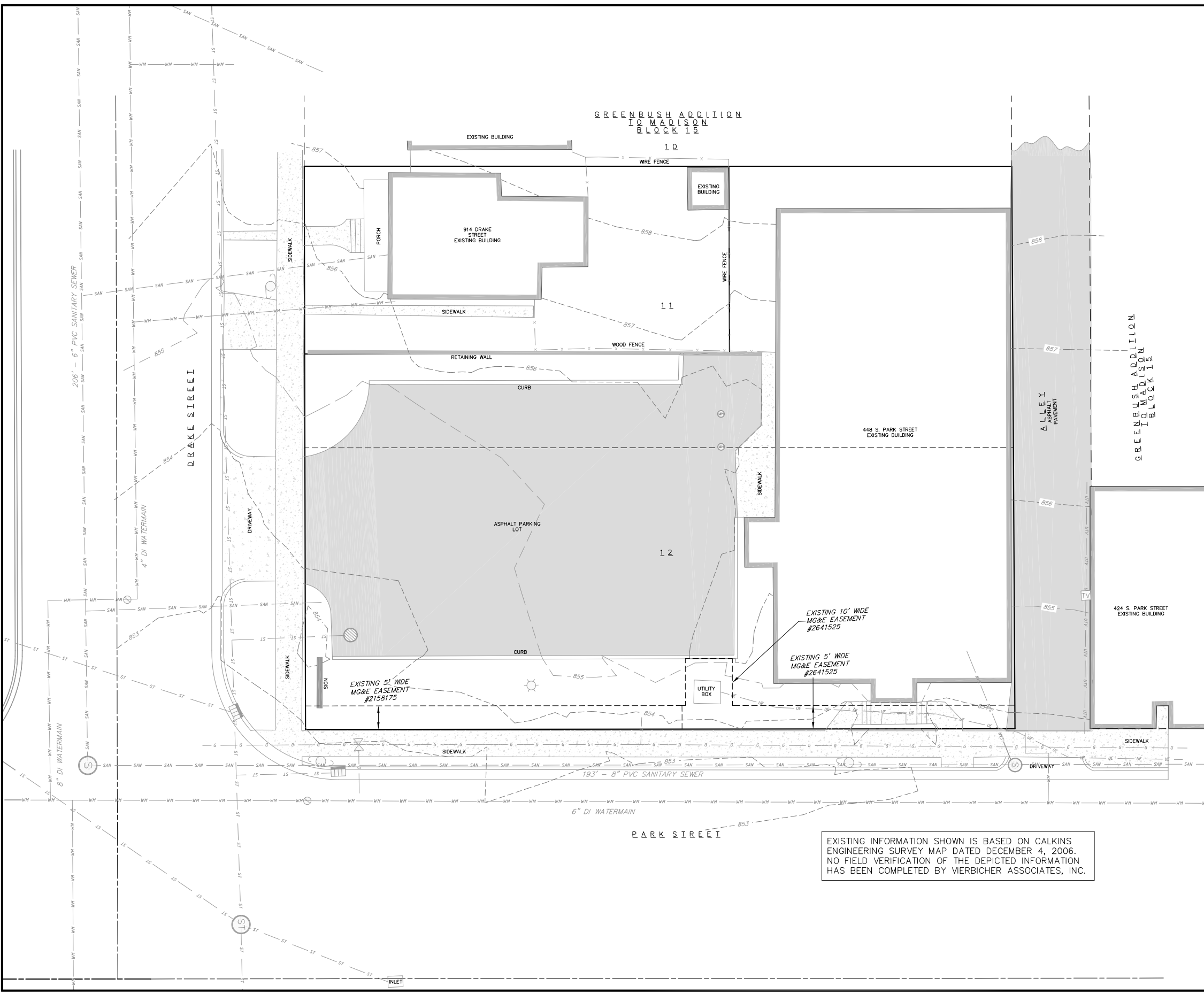
This is a small 1-1/2 story, wood framed residential rental property.



914 Drake Street - Looking Northeast (Lane's Bakery in the background)



914 Drake Street - Looking Northwest (Lane's Bakery in the background)



EXISTING INFORMATION SHOWN IS BASED ON CALKINS ENGINEERING SURVEY MAP DATED DECEMBER 4, 2006. NO FIELD VERIFICATION OF THE DEPICTED INFORMATION HAS BEEN COMPLETED BY VIERBICHER ASSOCIATES, INC.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- ↑ EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING STANDPIPE
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINework LEGEND

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- OHTV — OHTV — EXISTING OVERHEAD CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- ○ — ○ — EXISTING RETAINING WALL
- ○ — ○ — EXISTING CHAIN LINK FENCE
- * — * — EXISTING GENERAL FENCE
- x — x — EXISTING WIRE FENCE
- □ — □ — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- GUY — GUY — EXISTING GUY LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- OGU — OGU — EXISTING OVERHEAD GENERAL UTILITIES
- FM — FM — EXISTING SANITARY FORCE MAIN
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- ~ — ~ — EXISTING EDGE OF TREES
- WM — WM — EXISTING WATER MAIN
- --- — --- — EXISTING WETLAND DELINEATION
- 820 — 820 — EXISTING MAJOR CONTOUR
- 818 — 818 — EXISTING MINOR CONTOUR

REVISIONS	NO.	DATE	REMARKS
1	10-02-12		SITE PLAN SUBMITTAL

SCALE: AS SHOWN

DATE: 09-24-12

DRAFTER: MMAR

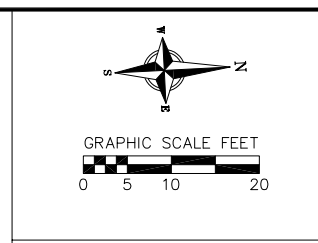
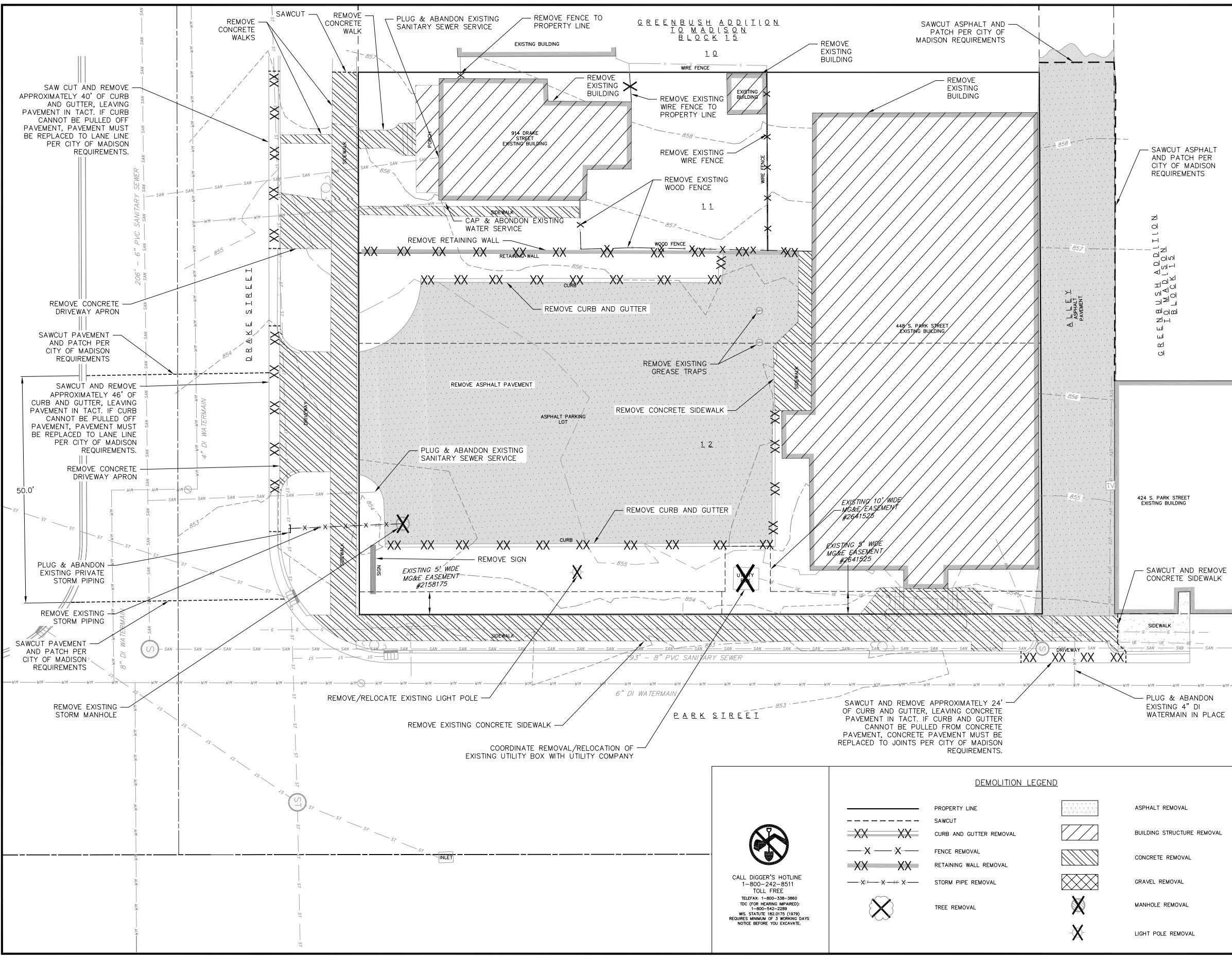
CHECKED: TSQH

PROJECT NO.: 128054

SHEET: 1 OF 5

DWG. NO.: C-1.0

02 Oct 2012 - 5:52p M:\JD_McCormick LLC\128054_Drake-Park St\Engineering\Civil\3D_Base-8054.dwg by: coop



GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
4. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
5. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
6. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON AT (608) 266-4751 A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
8. ALL WORK FOR PUBLIC IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE TO BE PER CITY ISSUED PLANS AND PROJECT #53B2293.

DEMOLITION NOTES:

1. ALL SIGNS TO BE REMOVED SHALL BE SALVAGED AND STORED IN THE OWNER'S FACILITY FOR FUTURE USE AS APPLICABLE.
2. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
6. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
7. PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
8. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
9. CONTRACTOR TO ABANDON ALL WELLS LOCATED ON THIS PROPERTY IF NO VALID WELL OPERATION PERMIT HAS BEEN OBTAINED FROM THE MADISON WATER UTILITY.

DEMOLITION LEGEND

	PROPERTY LINE		ASPHALT REMOVAL
	SAWCUT		BUILDING STRUCTURE REMOVAL
	CURB AND GUTTER REMOVAL		CONCRETE REMOVAL
	FENCE REMOVAL		GRAVEL REMOVAL
	RETAINING WALL REMOVAL		MANHOLE REMOVAL
	STORM PIPE REMOVAL		LIGHT POLE REMOVAL
	TREE REMOVAL		

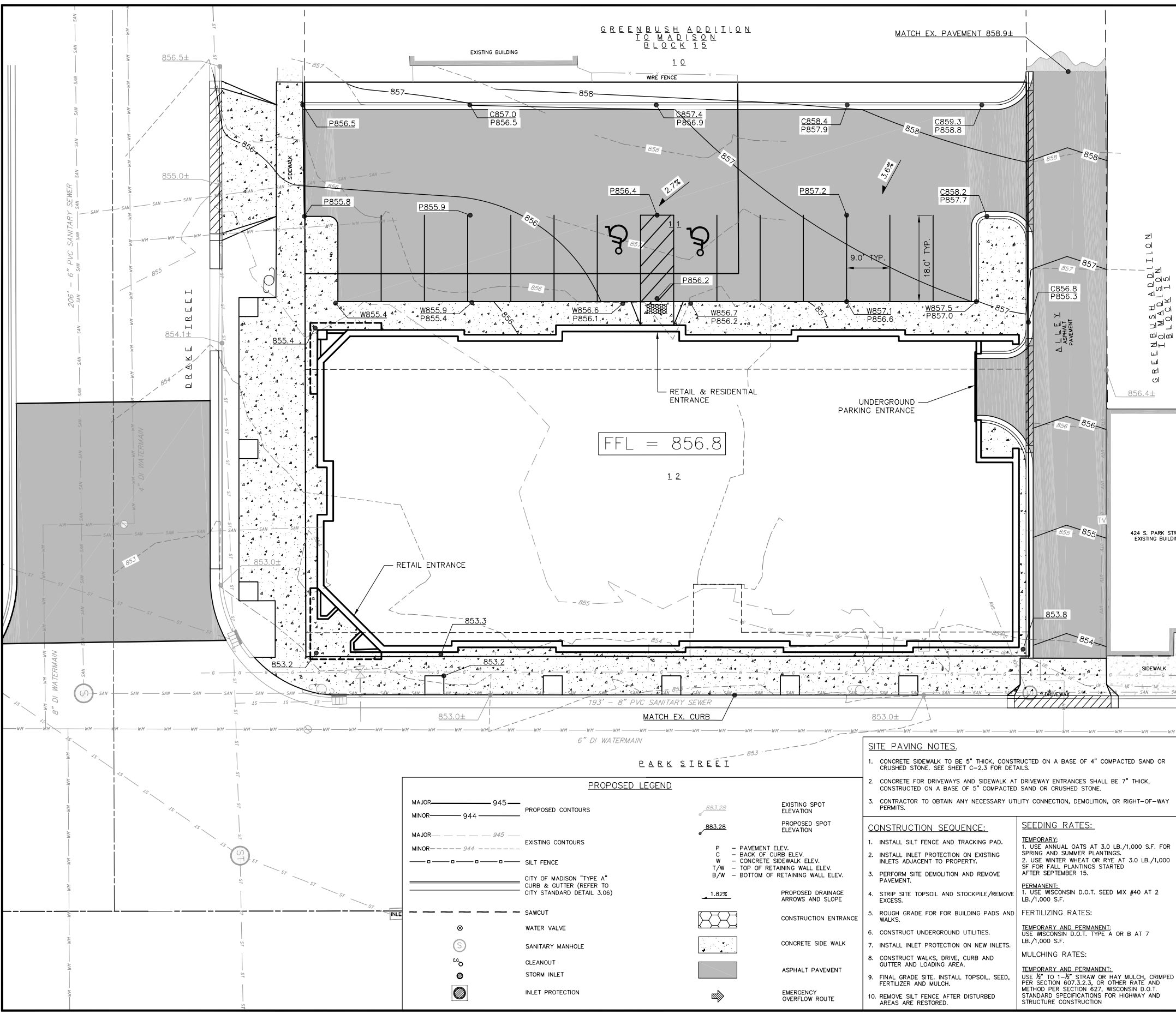
CALL DIGGER'S HOTLINE
 1-800-242-8511
 TOLL FREE
 TELEFAX: 1-800-338-3860
 TDD (FOR HEARING IMPAIRED):
 1-800-542-2289
 WIS. STATUTE 182.0175 (1979)
 REQUIRES MINIMUM OF 3 WORKING DAYS
 NOTICE BEFORE YOU EXCAVATE.


vierbicher engineers | architects
 REEDSBURG - MADISON - PRABHU DU CHEN
 999 FARM ROAD, REEDSBURG, WI 53151
 Phone: (608) 824-0332 Fax: (608) 824-0330

SITE DEMOLITION PLAN
 PARK & DRAKE MIXED USE BUILDING
 914 DRAKE STREET & 448 S. PARK STREET
 LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN


REVISIONS	NO.	DATE	REMARKS
	1	10-02-12	SITE PLAN SUBMITTAL

SCALE: AS SHOWN
 DATE: 09-24-12
 DRAFTER: ACAR
 CHECKED: TSCH
 PROJECT NO.: 128054
 SHEET: 2 OF 5
 DWG. NO.: C-2.0





GRAPHIC SCALE FEET
0 5 10 20




CALL DIGGER'S HOTLINE
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TOLL FREE
TELEFAX: 1-800-336-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2288
WIS. STATUTE 182.075 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

- ### EROSION CONTROL MEASURES
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
 - CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wis.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
 - INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 - 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. 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.
 - A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
 - STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
 - SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHER DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
 - WASHED STONE KEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
 - INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
 - RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
 - ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
 - SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
 - FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOO) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
 - EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
 - SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
 - SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
 - SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
 - ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
 - ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
 - THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
 - ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE. REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

- ### SITE PAVING NOTES.
- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE. SEE SHEET C-2.5 FOR DETAILS.
 - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 - CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
- ### CONSTRUCTION SEQUENCE:
- INSTALL SILT FENCE AND TRACKING PAD.
 - INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
 - PERFORM SITE DEMOLITION AND REMOVE PAVEMENT.
 - STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
 - ROUGH GRADE FOR BUILDING PADS AND WALKS.
 - CONSTRUCT UNDERGROUND UTILITIES.
 - INSTALL INLET PROTECTION ON NEW INLETS.
 - CONSTRUCT WALKS, DRIVE, CURB AND GUTTER AND LOADING AREA.
 - FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH.
 - REMOVE SILT FENCE AFTER DISTURBED AREAS ARE RESTORED.
- ### SEEDING RATES:
- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.
- ### FERTILIZING RATES:
- TEMPORARY AND PERMANENT:**
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.
- ### MULCHING RATES:
- TEMPORARY AND PERMANENT:**
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

PROPOSED LEGEND

MAJOR ——— 945	PROPOSED CONTOURS	EXISTING SPOT ELEVATION
MINOR ——— 944		PROPOSED SPOT ELEVATION
MAJOR - - - - - 945	EXISTING CONTOURS	
MINOR - - - - - 944		
— — — — —	SILT FENCE	
—————	CITY OF MADISON "TYPE A" CURB & GUTTER (REFER TO CITY STANDARD DETAIL 3.06)	
— — — — —	SAWCUT	
⊗	WATER VALVE	
⊙	SANITARY MANHOLE	
⊕	CLEANOUT	
⊖	STORM INLET	
⊗	INLET PROTECTION	
——— 1.82%	PROPOSED DRAINAGE ARROWS AND SLOPE	
⊞	CONSTRUCTION ENTRANCE	
⊞	CONCRETE SIDE WALK	
⊞	ASPHALT PAVEMENT	
⊞	EMERGENCY OVERFLOW ROUTE	



vierblicher engineers | architects
planners | interior designers

REEDSBURG - MADISON - PRABE DU CHEN
1000 UNIVERSITY AVENUE
REEDSBURG, WI 53151
PHONE: (608) 824-0332 FAX: (608) 824-0330

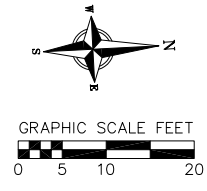
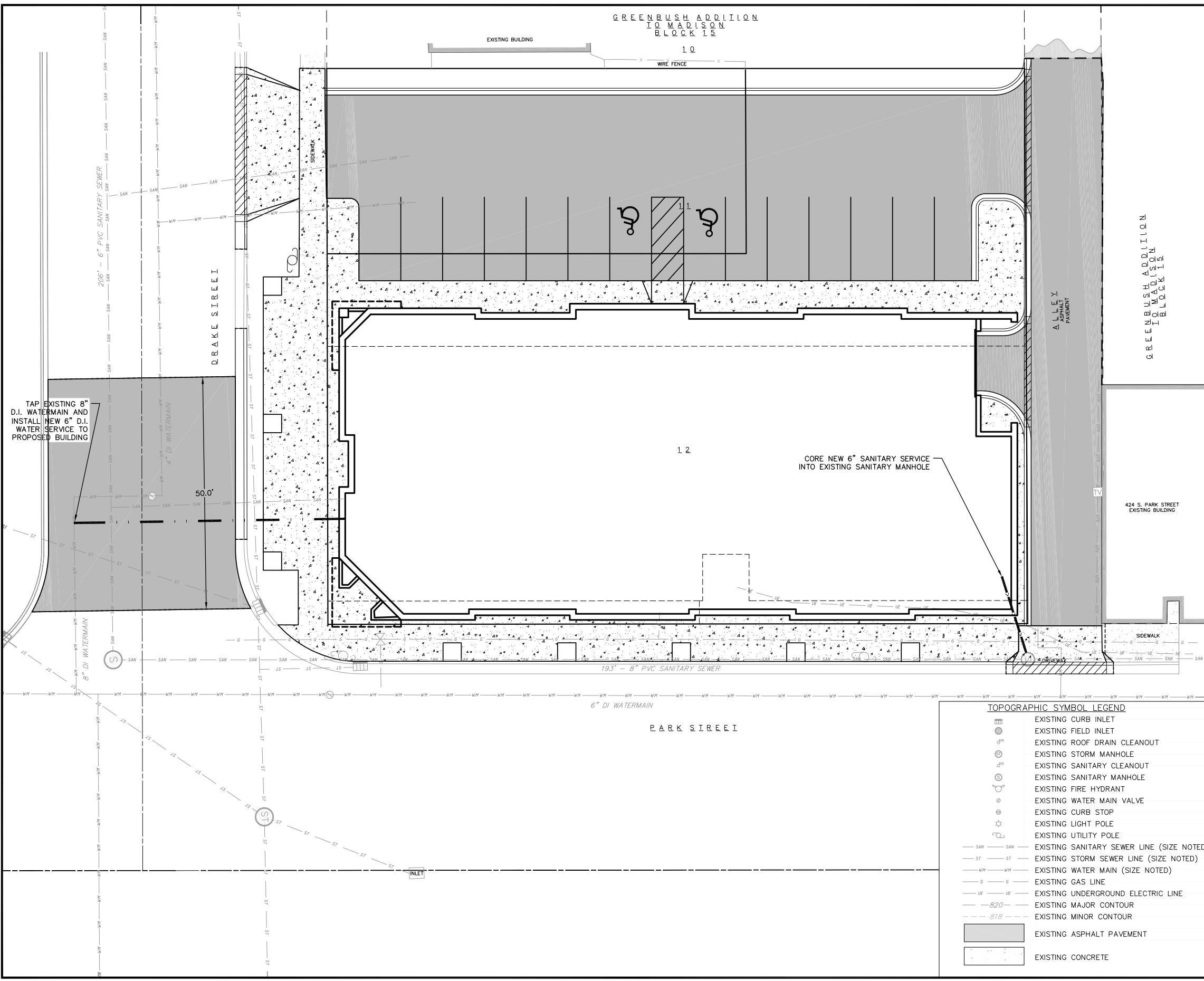
GRADING AND EROSION CONTROL PLAN

PARK & DRAKE MIXED USE BUILDING
914 DRAKE STREET & 448 S. PARK STREET
LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS
1	10-02-12		SITE PLAN SUBMITTAL

SCALE: AS SHOWN
DATE: 09-24-12
DRAFTER: ACAR
CHECKED: TSCH
PROJECT NO.: 128054
SHEET: 3 OF 5
DWG. NO.: C-3.0

02 Oct 2012 - 5:53p M:\J.D. McCormick LLC\128054_Drake-Park st\Engineering\Civil 3D\Base-8054.dwg by: coop



- UTILITY NOTES:**
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
 - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
 - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(1)(h) AND COMM 82.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b).
 - NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
 - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
 - CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
 - PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
 - ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
 - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 - EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
 - THE DEVELOPER SHALL INSTALL THE 3M[®] ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING CURB INLET
 - EXISTING FIELD INLET
 - EXISTING ROOF DRAIN CLEANOUT
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY CLEANOUT
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING ASPHALT PAVEMENT
 - EXISTING CONCRETE

- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER CURB INLET
 - STORM SEWER FIELD INLET
 - ROOF DRAIN CLEANOUT
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER MAIN
 - FIRE HYDRANT
 - WATER VALVE
 - CURB STOP
 - GAS MAIN
 - ELECTRIC SERVICE

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT PAVEMENT

engineers | advisors
planners | architects

REEDSBURG - MADISON - PRABHU DU CHEN
1000 UNIVERSITY AVENUE, SUITE 200
REEDSBURG, WI 53151
PHONE: (608) 824-0332 FAX: (608) 824-0330

UTILITY PLAN

PARK & DRAKE MIXED USE BUILDING
914 DRAKE STREET & 448 S. PARK STREET
LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 09-24-12

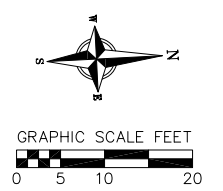
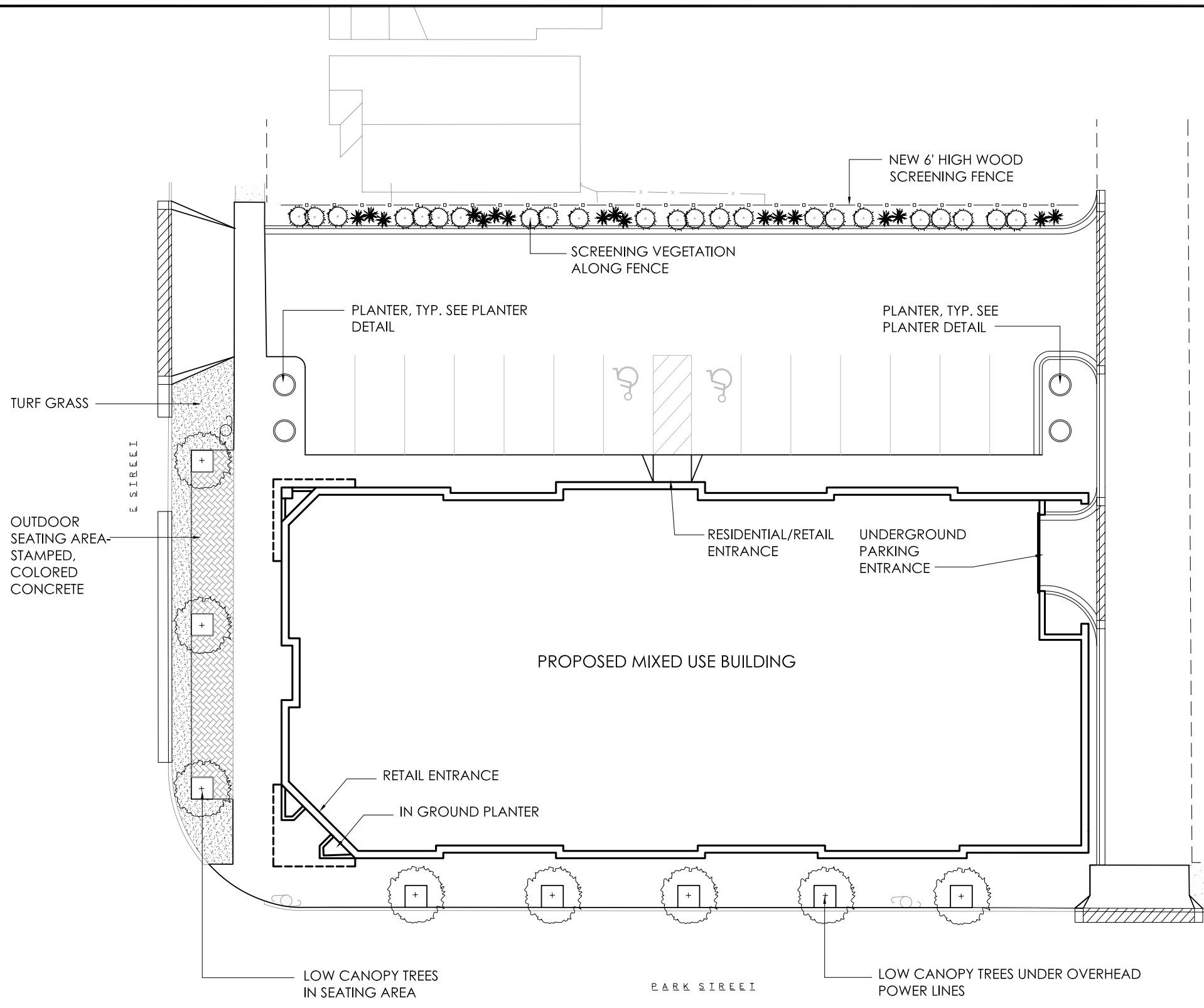
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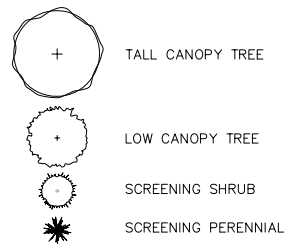
PROJECT NO.: 128054

SHEET: 4 OF 5

DWG. NO.: C-4.0



LANDSCAPE SYMBOL LEGEND



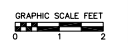
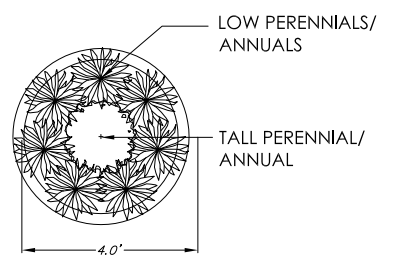
LANDSCAPING REQUIREMENTS: CITY OF MADISON

I. NUMBER OF TREES REQUIRED:
 NUMBER OF PARKING STALLS: 14
 TOTAL SQUARE FOOTAGE OF STORAGE AREA/300 SF: 0
 NUMBER OF CANOPY SHADE TREES REQUIRED: **1 TREE**
II. NUMBER OF LANDSCAPE POINTS REQUIRED:
 POINTS REQUIRED FOR PARKING STALLS: 69
 POINTS REQUIRED FOR LOADING AREAS: 0
 NUMBER OF POINTS REQUIRED: **69**

Madison Landscape Points + Credits					
element	point value		credits		points
	point value	quantity	points achieved	quantity	
Canopy Tree: 2'-2.5'	35	0	0	0	0
Deciduous Shrub	2	0	0	0	0
Evergreen Shrub	3	23	69	0	0
Decorative Wall or Fence (per 10 LF)	5	0	0	0	0
Earth Berm (per 10 LF)					
Avg. Height 30'	5	0	0	0	0
Avg. Height 15'	2	0	0	0	0
Evergreen Trees: 3' height minimum	15	0	0	0	0
Canopy Tree or Small Tree 1.5'-2' cal. (i.e. Crab, Hawthorn)	15	0	0	0	0
Total Points Provided:					69

Preliminary Plant List				
botanical name	common name	planting size	root cond.	mature size (h x w)
Low Canopy Trees				
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	6' ht.	B&B	12' x 10'
<i>Cornus mas</i>	Cornelancherry Dogwood	6' ht.	B&B	20' x 12'
<i>Pyrus fauriei</i> 'Westwood'	Korean Sun Pear	6' ht.	B&B	18' x 18'
Screening Shrubs/Perennials				
<i>Juniperus chinensis</i> 'Hook's'	Hook's Juniper	4' ht.	cont.	14' x 4'
<i>Juniperus chinensis</i> 'Trautman'	Trautman Juniper	4' ht.	cont.	12' x 4'
<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	2' ht.	cont.	6' x 3'
<i>Rhamnus frangula</i> 'Ron Williams'	Fine Line Buckthorn	3' ht.	cont.	6' x 2'
Planter Perennials				
<i>Hemerocallis</i> 'Stella d'Oro'	Stella D'Oro Daylily	#1	cont.	16" x 18"
<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	#1	cont.	30" x 24"
<i>Rudbeckia speciosa</i> 'Vietta's Little Suzy'	Vietta's Little Suzy Black Eyed Susan	#1	cont.	15" x 15"
<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1	cont.	24" x 18"

PLANTER DETAIL



REVISIONS	NO.	DATE	REMARKS

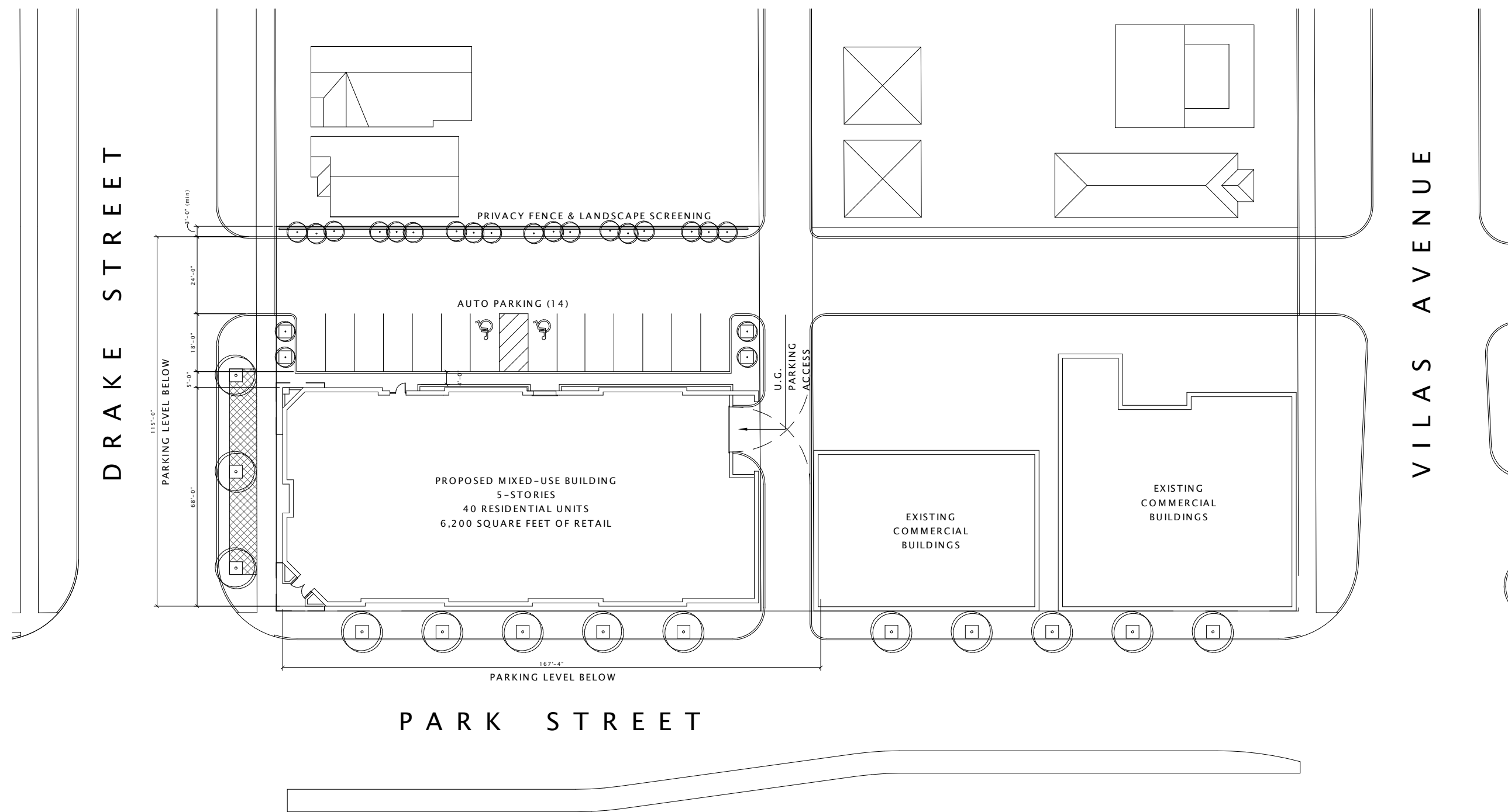
SCALE: AS SHOWN

DATE: 10/03/12
 DRAFTER: SWIN
 CHECKED: TSQH

PROJECT NO. 128054
 SHEET 5 OF 5
 DWG. NO. L-1.0

CONCEPTUAL BUILDING DATA															
FLOOR	1 BEDROOM						2 BEDROOM						TOTALS BY FLOOR		
	A1 615 S.F.	A2 750 S.F.	B1 675 S.F.	B2 745 S.F.	B3 750 S.F.	B4 765 S.F.	D1 940 S.F.	D2 1060 S.F.	D3 1065 S.F.	D4 1225 S.F.	D5 1010 S.F.	D6 1060 S.F.		D7 1200 S.F.	D8 1435 S.F.
5	0	1 _{+LOFT}	0	0	2 _{+LOFT}	3 _{+LOFT}	0	0	0	0	1 _{+LOFT}	1 _{+LOFT}	1 _{+LOFT}	1 _{+LOFT}	10
4	1	0	2	3	0	0	1	1	1	1	0	0	0	0	10
3	1	0	2	3	0	0	1	1	1	1	0	0	0	0	10
2	1	0	2	3	0	0	1	1	1	1	0	0	0	0	10
1	6,500 SQUARE FEET OF RETAIL														
T	3	1	6	9	2	3	3	3	3	3	1	1	1	1	40
	24 TOTAL						16 TOTAL								
	60%						40%								

④ BUILDING DATA
1/16" = 1'-0"



JD McCormick
Companies

PARK & DRAKE
MIXED-USE BUILDING

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: OCTOBER 10, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE
PLAN

SHEET NUMBER

ASP100



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 Companies

PARK & DRAKE
 MIXED-USE BUILDING

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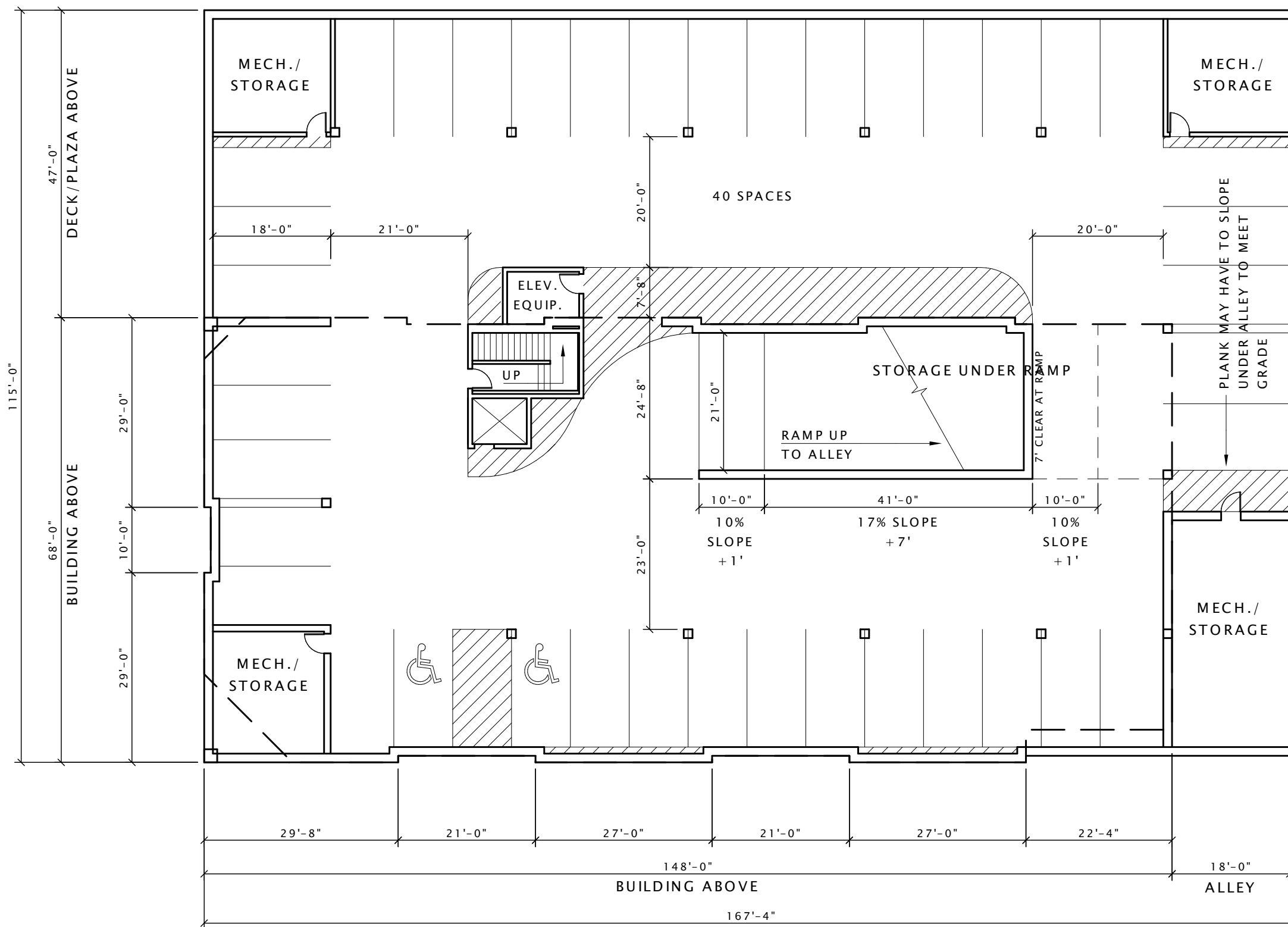
Revision Schedule		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL
 PARKING PLAN

SHEET NUMBER

A100



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Companies

PARK & DRAKE
MIXED-USE BUILDING

PROGRESS DOCUMENTS

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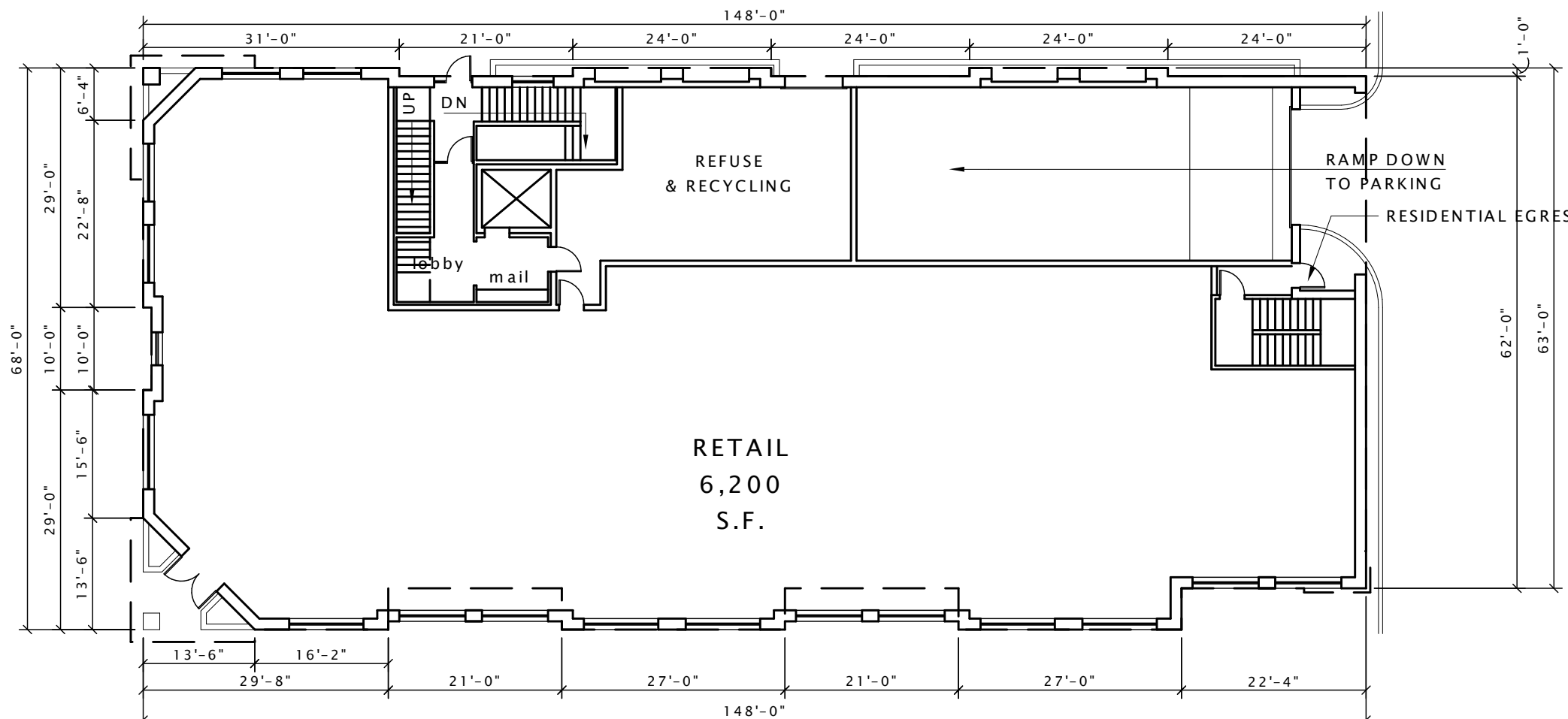
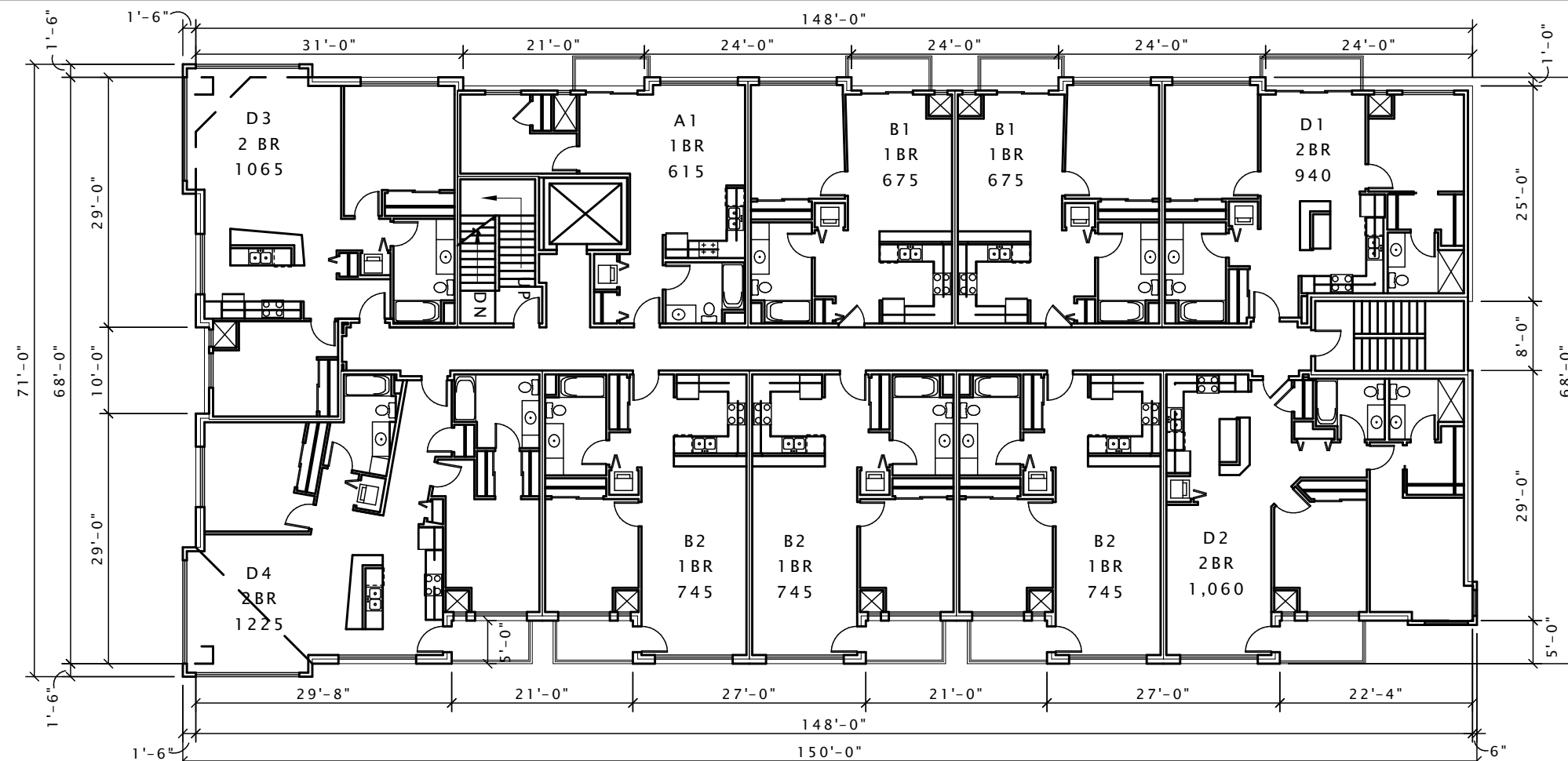
Revision Schedule		
Mark	Description	Date

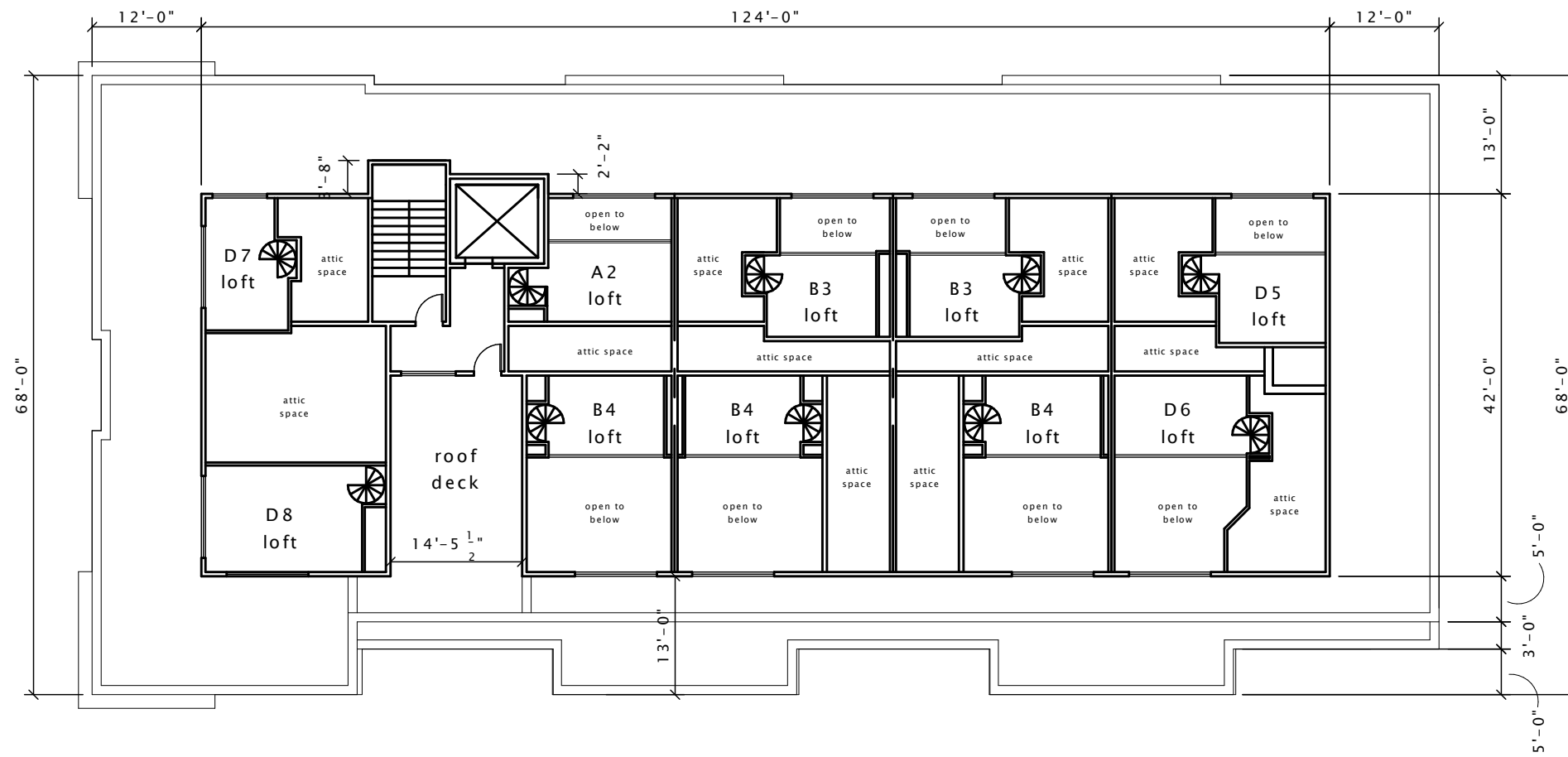
SHEET TITLE

FLOOR PLANS

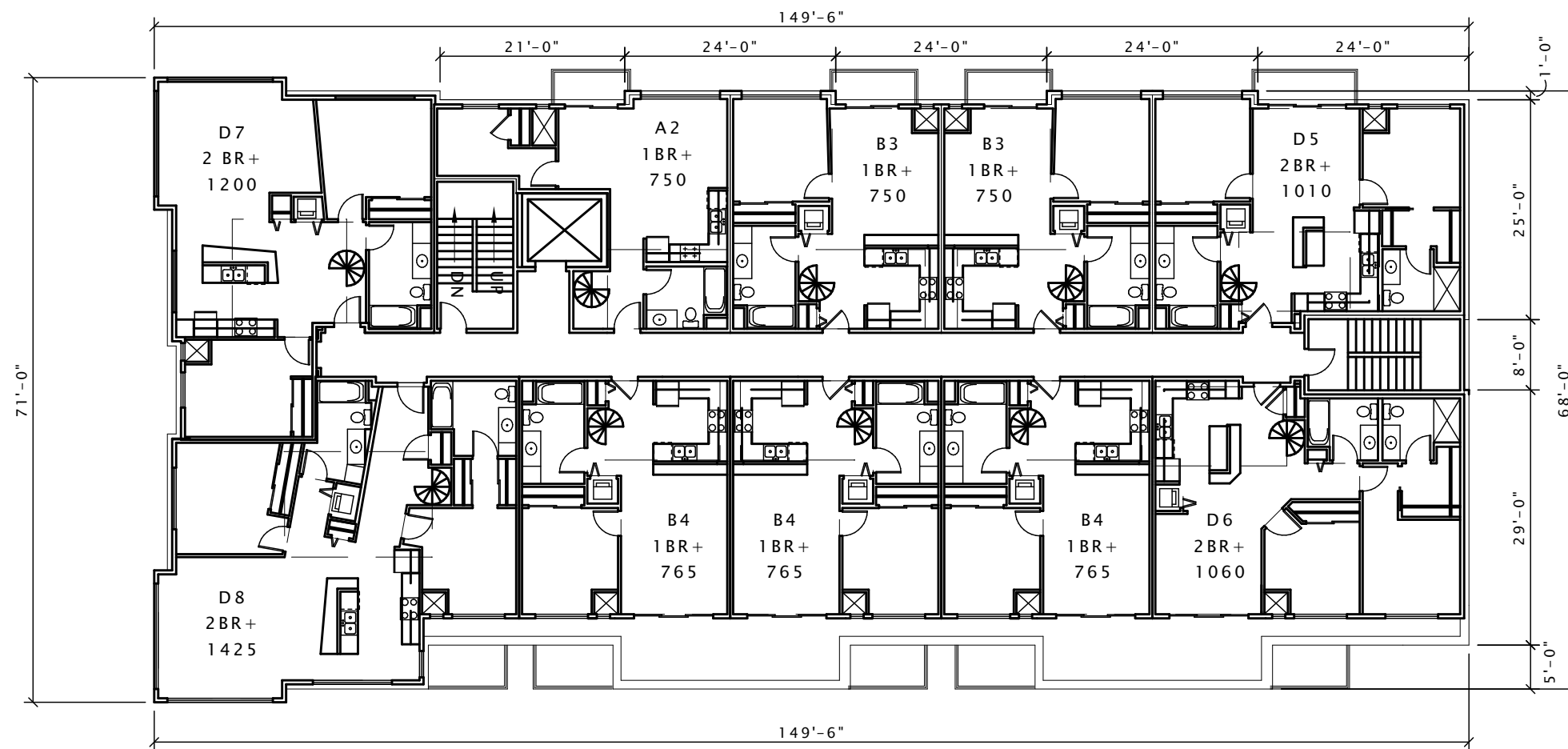
SHEET NUMBER

A101





⑥ LOFT LEVEL PLAN
1/8" = 1'-0"



⑫ 5TH FLOOR PLAN
1/8" = 1'-0"

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MIXED-USE BUILDING

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DATE OF ISSUANCE: OCTOBER 10, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

FLOOR PLANS

SHEET NUMBER

A102

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MIXED-USE BUILDING

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: OCTOBER 10, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200

- FIBERGLASS SHINGLES ON PITCHED ROOFS
- METAL PANEL OR FIBER-CEMENT PANEL SYSTEM AT 5TH FLOOR & LOFT LEVEL
- MASONRY VENEER #1 (REDDISH UTILITY BRICK)
- MASONRY VENEER #2 (ORANGISH UTILITY BRICK)
- METAL BALCONIES & RAILINGS
- MASONRY VENEER #3 (TAN/BROWN UTILITY BRICK)
- METAL PANEL OR FIBER-CEMENT PANEL SYSTEM
- METAL PANEL CANOPY WITH SIGNAGE
- METAL AWNINGS
- CORNER RETAIL ENTRY
- STEEL COLUMN WITH MASONRY PIER



⑥ EAST ELEVATION (PARK STREET)
1/8" = 1'-0"

- METAL PANEL OR FIBER-CEMENT PANEL SYSTEM AT 5TH FLOOR & LOFT LEVEL
- MASONRY VENEER #1 (REDDISH UTILITY BRICK)
- MASONRY VENEER #2 (ORANGISH UTILITY BRICK)
- METAL PANEL OR FIBER-CEMENT PANEL SYSTEM
- MASONRY VENEER #3 (TAN/BROWN UTILITY BRICK)
- METAL AWNINGS
- STEEL COLUMN WITH MASONRY PIER



⑩ SOUTH ELEVATION (DRAKE STREET)
1/8" = 1'-0"

JD McCormick
Companies

PARK & DRAKE
MIXED-USE BUILDING

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: OCTOBER 10, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201

FIBERGLASS SHINGLES
ON PITCHED ROOFS

METAL PANEL OR FIBER-
CEMENT PANEL SYSTEM AT
5TH FLOOR & LOFT LEVEL

MASONRY VENEER #1
(REDDISH UTILITY BRICK)

HAVAC LOUVER-PAINTED TO
MATCH ADJACENT MATERIAL
COLOR

METAL BALCONIES
& RAILINGS

FIBER-CEMENT SIDING OR PANEL-
SYSTEM (ORANGISH)

MASONRY VENEER #3
(TAN/BROWN UTILITY BRICK)

MASONRY VENEER #2
(ORANGISH UTILITY BRICK)

METAL CANOPY
WITH SIGNAGE

RECESSED
OVERHEAD DOOR

GROUND PLANTER



⑥ WEST ELEVATION (PARKING LOT)
1/8" = 1'-0"

METAL PANEL OR FIBER-
CEMENT PANEL SYSTEM AT
5TH FLOOR & LOFT LEVEL

MASONRY VENEER #2
(ORANGISH UTILITY BRICK)

METAL BALCONIES
& RAILINGS

METAL PANEL OR FIBER-CEMENT
PANEL SYSTEM

FIBER-CEMENT SIDING OR
PANEL SYSTEM (ORANGISH)

MASONRY VENEER #3
(TAN/BROWN UTILITY BRICK)

RECESSED
OVERHEAD DOOR



⑩ NORTH ELEVATION (ALLEY)
1/8" = 1'-0"



JLA

JOSEPH LEE + ASSOCIATES
1321 WALL STREET - SUITE 2700
MADISON, WISCONSIN 53703
608.241.8388

JLA PROJECT NUMBER: 12-0718-01

JD McCormick
Companies

**PARK & DRAKE
MIXED-USE BUILDING**

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: OCTOBER 10, 2012

Revision Schedule		
Mark	Description	Date

SHEET TITLE

EXTERIOR IMAGERY

SHEET NUMBER

A202

JD McCormick
 Companies

PARK & DRAKE
 MIXED-USE BUILDING

PROGRESS DOCUMENTS

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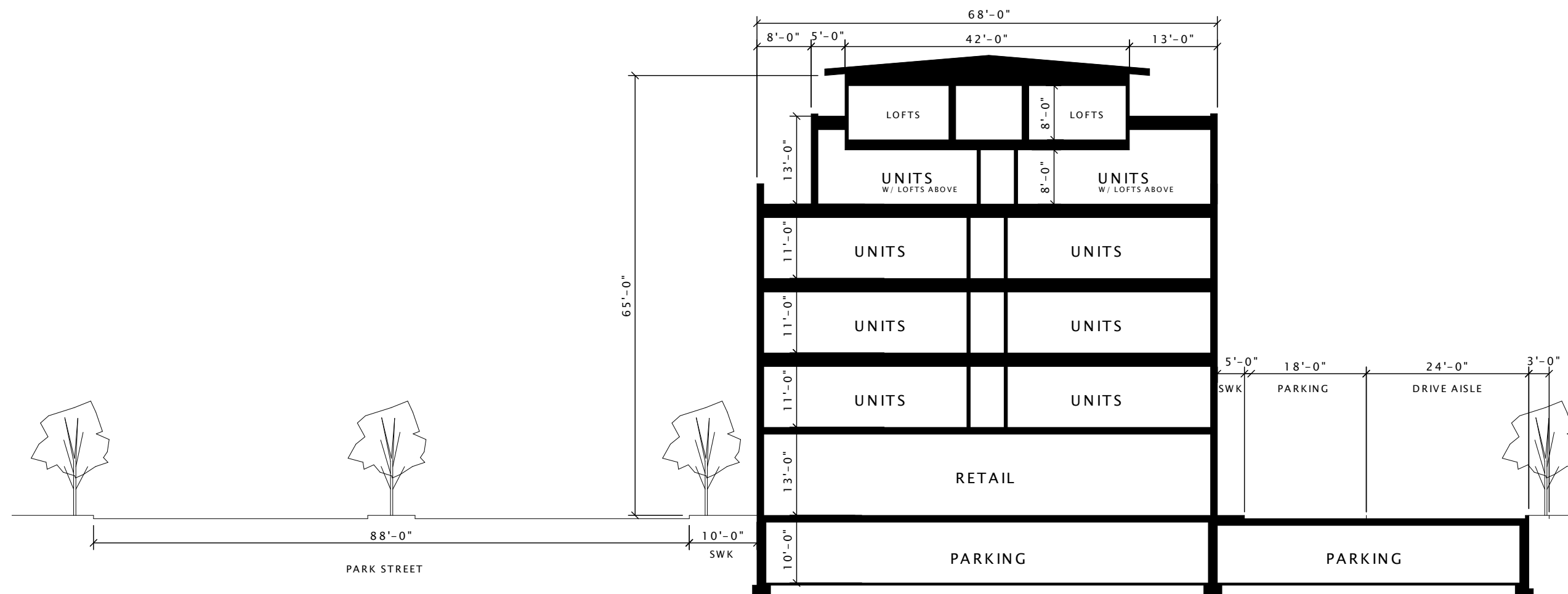
Revision Schedule		
Mark	Description	Date

SHEET TITLE

TYPICAL BUILDING
 SECTION

SHEET NUMBER

A300



City of Madison Plan Commission & Common Council
215 Martin Luther King Jr. Boulevard - Room LL100
Madison, Wisconsin 53701

Plan Commission & Council Members -

It is our intent to redevelop the properties described in the attached Planned Unit Development-Specific Implementation Plan to provide a high quality mixed-use building to serve the greater Downtown Madison Area as a whole - and the Park Street neighborhood, specifically. This project would involve removing the existing buildings, combining parcels, and constructing a single new building. We anticipate that this project would be a 5 to 6 million dollar re-investment in the area.

The proposed new apartment building would be a contemporary five-story structure - with a partial loft level in the fifth floor apartments. It would contain 40 total units and 6,000-6,500 square feet of ground floor retail/commercial space. In the lower level there will be storage, mechanical equipment, and parking for automobiles, bikes and/or motorized scooters. It will be a masonry & wood-framed building with a combination of masonry veneer and metal or fiber cement cladding.

Because of the site's location, the unit mix/sizes, and the anticipated rental structure, we anticipate that the potential residents of this proposed building will likely be professionals that desire to live in a vibrant urban environment. University students are not a target resident of this development.

We have met with the Alder and neighbors and have considered their input in the design of this project. Overall - we feel that we have received favorable feedback to our plans.

After all municipal approvals, agreements, and conditions have been satisfied - we anticipate starting construction in the summer or fall of 2013.

Thank you, in advance, for your consideration. We look forward to working with you to bring another high-quality development to Madison.

Sincerely,

Joe McCormick