

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>12-10-08</u>	Action Requested
UDC MEETING DATE: <u>12-17-08</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> 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:
Thomas G. Degen Stuart LaRose
Degen & Associates, LLC Eppstein Uhen Architects, Inc.
3518 Blackhawk Drive 333 E. Chicago Street
Madison, WI 53705 Milwaukee, WI 53202

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)

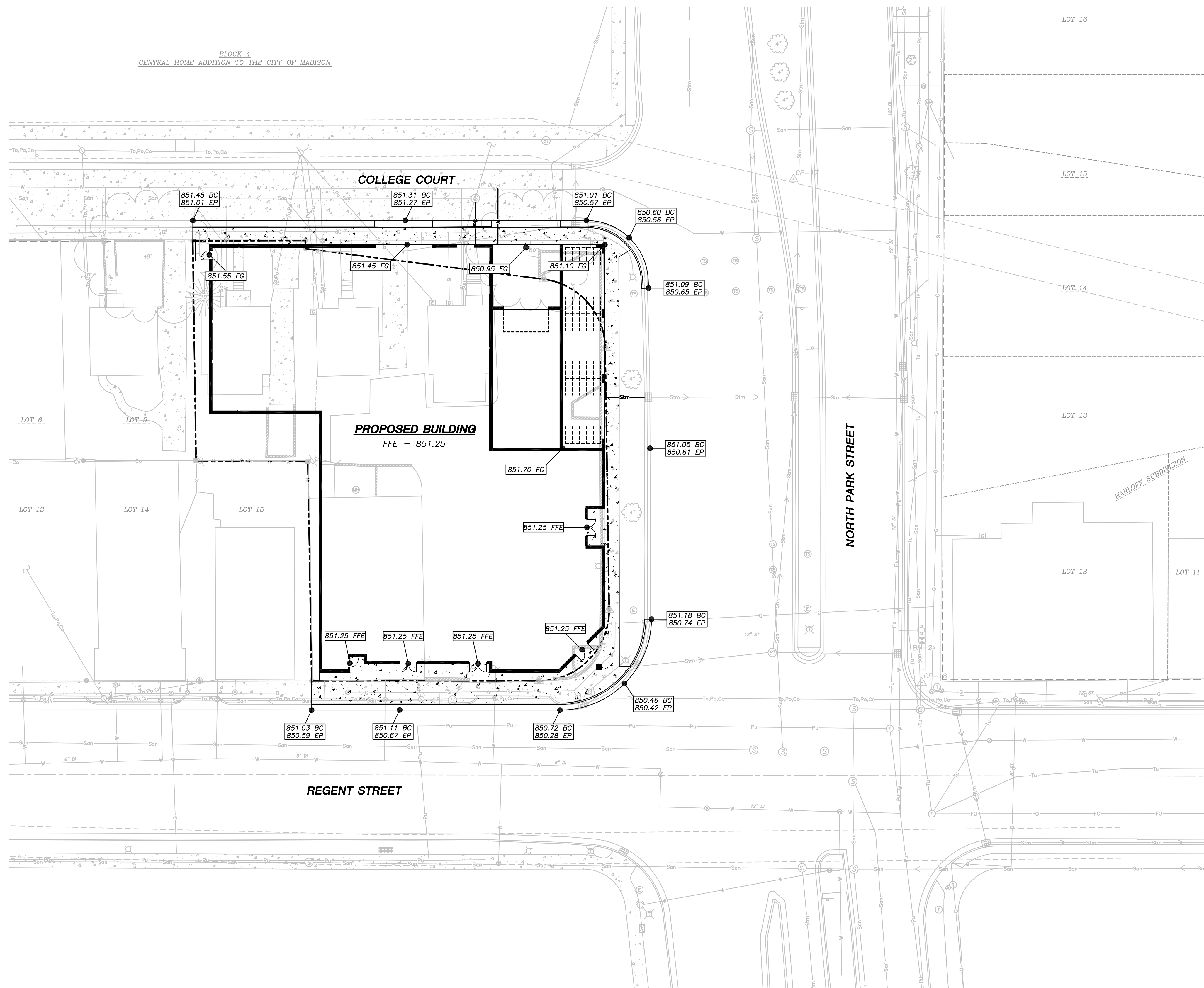
(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(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.

BLOCK 4
CENTRAL HOME ADDITION TO THE CITY OF MADISON



LEGEND (PROPOSED)

- PROPERTY LINE
- - - - - EXISTING PROPERTY LINE
- BUILDING LINE
- San — STORM SEWER
- Stm — SANITARY SEWER
- W — WATER MAIN
- CONCRETE PAVEMENT
- SPOT ELEVATION
- FG — FINISH GRADE
- EP — EDGE OF PAVEMENT
- BC — BACK OF CURB
- FFE — FINISHED FLOOR ELEVATION

GENERAL NOTES

- REFER TO EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDRIES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW — NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WDNR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL TECHNICAL STANDARDS (FORMERLY REFERRED TO AS BMP'S). IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL STORM SEWER STRUCTURES SHALL HAVE TYPE D INLET PROTECTION INSTALLED DURING CONSTRUCTION. STANDARD DETAILS FOR INLET PROTECTION ARE LOCATED IN THE WISDOT FACILITIES DEVELOPMENT MANUAL (FDM), CHAPTER 16, SDD NUMBER 8E10-2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE FDM.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR AND WDCOMM REQUIREMENTS.

UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6.5' MINIMUM BURY.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER AND 6" MINIMUM VERTICAL SEPARATION WHERE WATER CROSSES OVER SEWER.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS AND IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS AND SHOULD INCLUDE CURB & GUTTER, SIDEWALK, TOPSOIL, FERTILIZER, SEEDING AND MULCHING.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDCOMM, AND WDNR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- CONTRACTOR SHALL COORDINATE UTILITY RELOCATION AND/OR REMOVAL WITH RESPECTIVE UTILITY COMPANIES/SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- IN ACCORDANCE WITH ACT 425 OF THE WISCONSIN LEGISLATURE, LOCATED IN SECTION 182.0715(2R) OF THE STATE STATUTES AND OTHER APPLICABLE REQUIREMENTS, ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THE PLAN.
- ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO COMM 84.30-3.
- ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO COMM 84.30-6.
- ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO COMM 84.30-7. ALL WATER MAIN, HYDRANTS, AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON REQUIREMENTS.

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- CONTRACTOR SHALL SCARIFY ALL COMPACTED PERVIOUS AREAS JUST PRIOR TO SEEDING AND MULCHING.
- CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.



epstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794

madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

PROJECT INFORMATION

Park & Regent
Mixed-Use

Enter address here

ISSUANCE AND REVISIONS

Bid Package

REVISIONS

#	DATE	DESCRIPTION
1	12-05-08	Client Review
2	12-09-08	Client Review

SHEET INFORMATION

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.

PROJECT MANAGER _____

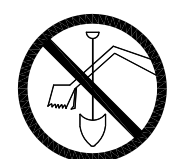
PROJECT NUMBER _____

DATE 12-09-08

GRADING, UTILITY, &
EROSION CONTROL
PLAN

C200

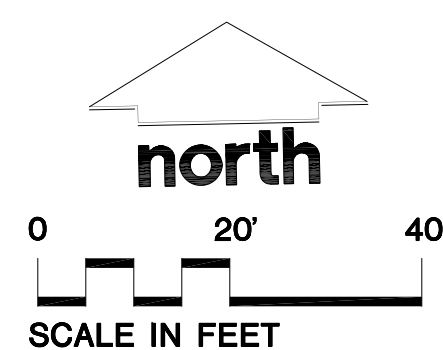
TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

WISCONSIN STATE REQUIREMENT: NOTIFYING REQUIRED MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DAMAGE RESTRICTIONS. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST ON THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE ADJACENT SITES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR SHOULD HAVE NO KNOWLEDGE.



Park & Regent Mixed-Use

- CIVIL
 - 1 OF 1 LAND TITLE SURVEY
 - C200 GRADING, UTILITY & EROSION CONTROL PLAN
- ARCHITECTURAL SITE
 - AS100 SITE DEMOLITION / LANDSCAPE PLANS
- ARCHITECTURAL
 - A100 LOWER LEVEL & GROUND FLOOR PLANS
 - A101 LIVING FLOOR PLANS
 - A200 EXTERIOR ELEVATIONS
 - A201 EXTERIOR ELEVATIONS
 - A202 CONTEXT PHOTOS
 - A203 3D VIEWS
- ELECTRICAL
 - E001 PHOTOMETRIC PLAN



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PUD/UDC SUBMITTAL

DECEMBER 10, 2008

PROJECT NUMBER: 108347-02



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794
madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

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PROJECT MANAGER SL

PROJECT NUMBER 108347-02

DATE DECEMBER 10, 2008

SITE DEMOLITION /
LANDSCAPE PLANS

AS100



A1 LANDSCAPE PLAN
1/16" = 1'-0"

A4 SITE DEMOLITION PLAN
1/16" = 1'-0"



eppstein uhen : architects
 milwaukee 333 East Chicago Street
 Milwaukee, Wisconsin 53202
 tel 414 271 5350 fax 414 271 7794
 madison 222 West Washington Ave, Suite 650
 Madison, Wisconsin 53703
 tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

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PROJECT MANAGER **SL**

PROJECT NUMBER **108347-02**

DATE **DECEMBER 10, 2008**

**LOWER LEVEL &
 GROUND FLOOR
 PLANS**

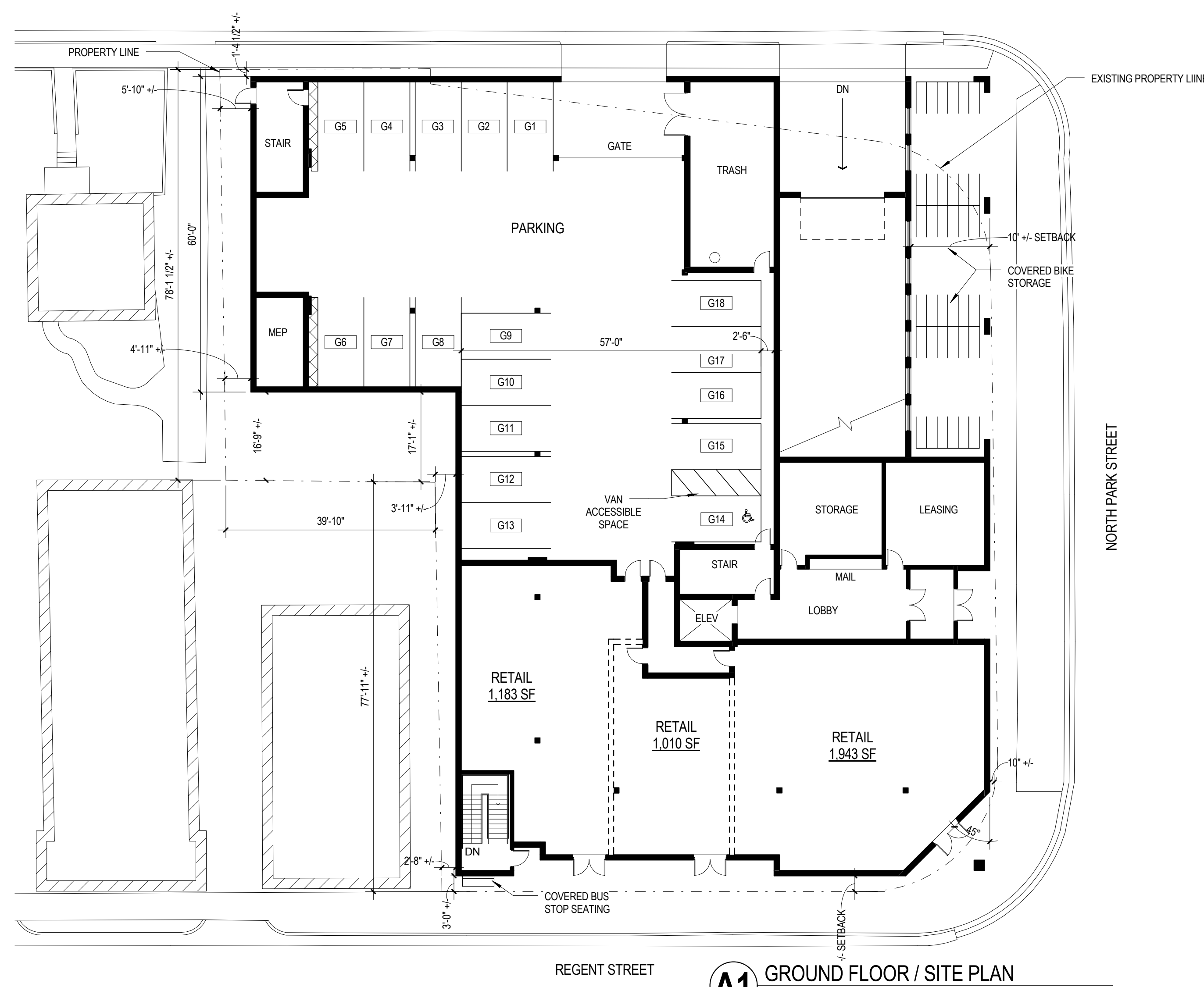
A100

TYPE	FLOOR	WIDTH	ACCESSIBLE AISLE WIDTH	LENGTH	ANGLE	DESCRIPTION
ACCESSIBLE	FIRST FLOOR	8'-9"	5'-0"	17'-0"	90°	
ACCESSIBLE: 1						
COMPACT	FIRST FLOOR	8'-9"		17'-0"	90°	
COMPACT: 17						
Grand total: 18						

TYPE	FLOOR	WIDTH	ACCESSIBLE AISLE WIDTH	LENGTH	ANGLE	DESCRIPTION
ACCESSIBLE	LOWER LEVEL	8'-9"	5'-0"	17'-0"	90°	
ACCESSIBLE: 1						
COMPACT	LOWER LEVEL	8'-9"		17'-0"	90°	
COMPACT: 34						
Grand total: 35						

TYPE	WIDTH	LENGTH
BICYCLE	2'-0"	6'-0"
BICYCLE: 36		

TYPE	WIDTH	LENGTH
BICYCLE	2'-0"	6'-0"
BICYCLE: 19		
BICYCLE - WALL MOUNT	2'-0"	3'-0"
BICYCLE - WALL MOUNT: 31		
Grand total: 50		



A1 GROUND FLOOR / SITE PLAN
 1/16" = 1'-0"



A4 LOWER LEVEL PLAN
 1/16" = 1'-0"



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milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794
madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

Park & Regent
Mixed-Use

ISSUANCE AND REVISIONS

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PROJECT NUMBER 108347-02

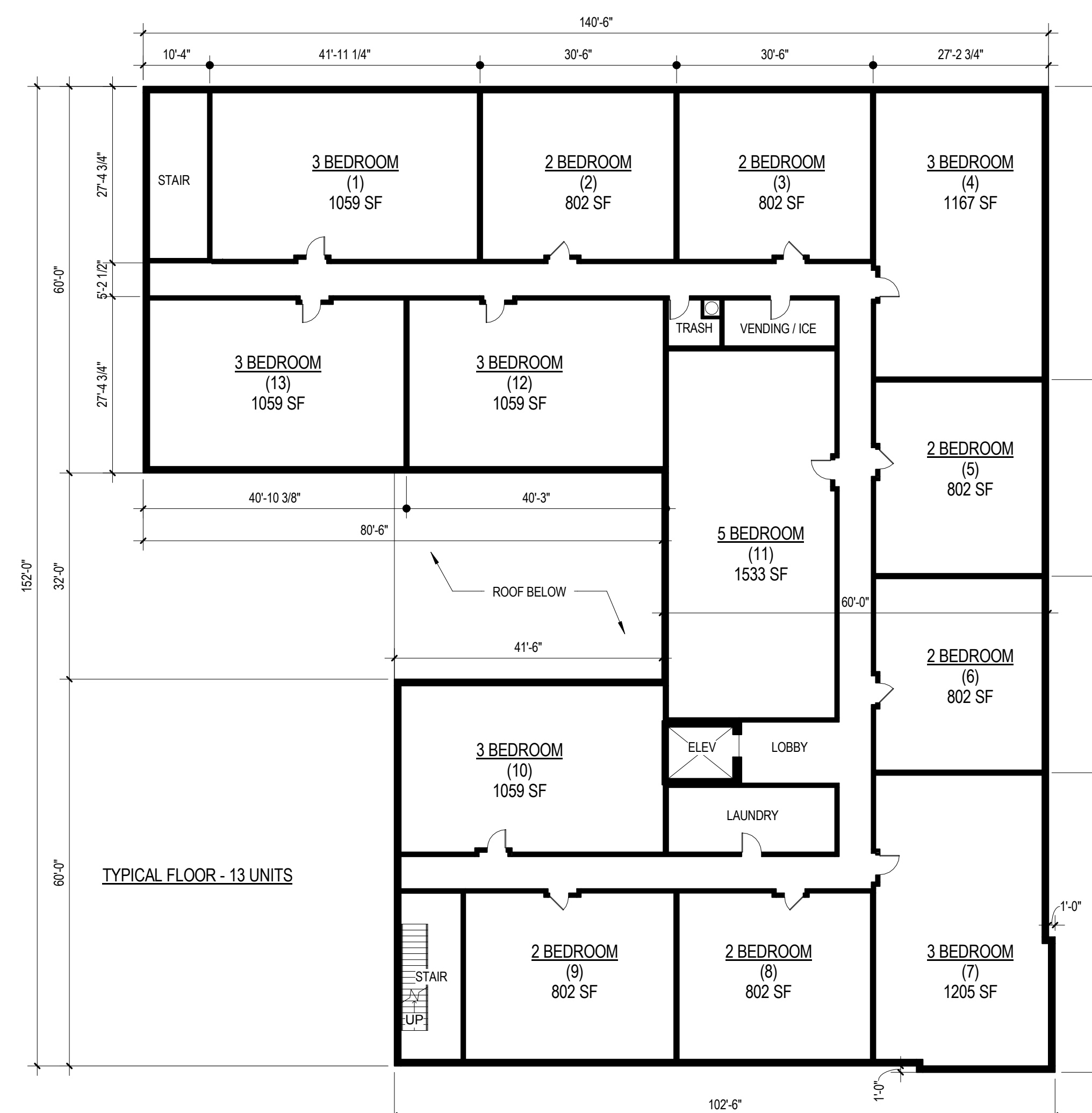
DATE DECEMBER 10, 2008

LIVING FLOOR
PLANS

A101



A2 FLOOR PLAN - LEVELS 5 & 6
1/16" = 1'-0"



A4 FLOOR PLAN - LEVELS 2-4
1/16" = 1'-0"

D

C

B

A

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3

4

5

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6



eppstein uhen : architects

Milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794
D madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

Park & Regent
Mixed-Use

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PROJECT MANAGER SL

PROJECT NUMBER 108347-02

DATE DECEMBER 10, 2008

EXTERIOR
ELEVATIONS

A200



1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



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milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794
D madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
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EXTERIOR
ELEVATIONS

A201



1 South Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"



UW Welcome Center



UW Residence Hall



1 South Park Street



Meriter Hospital

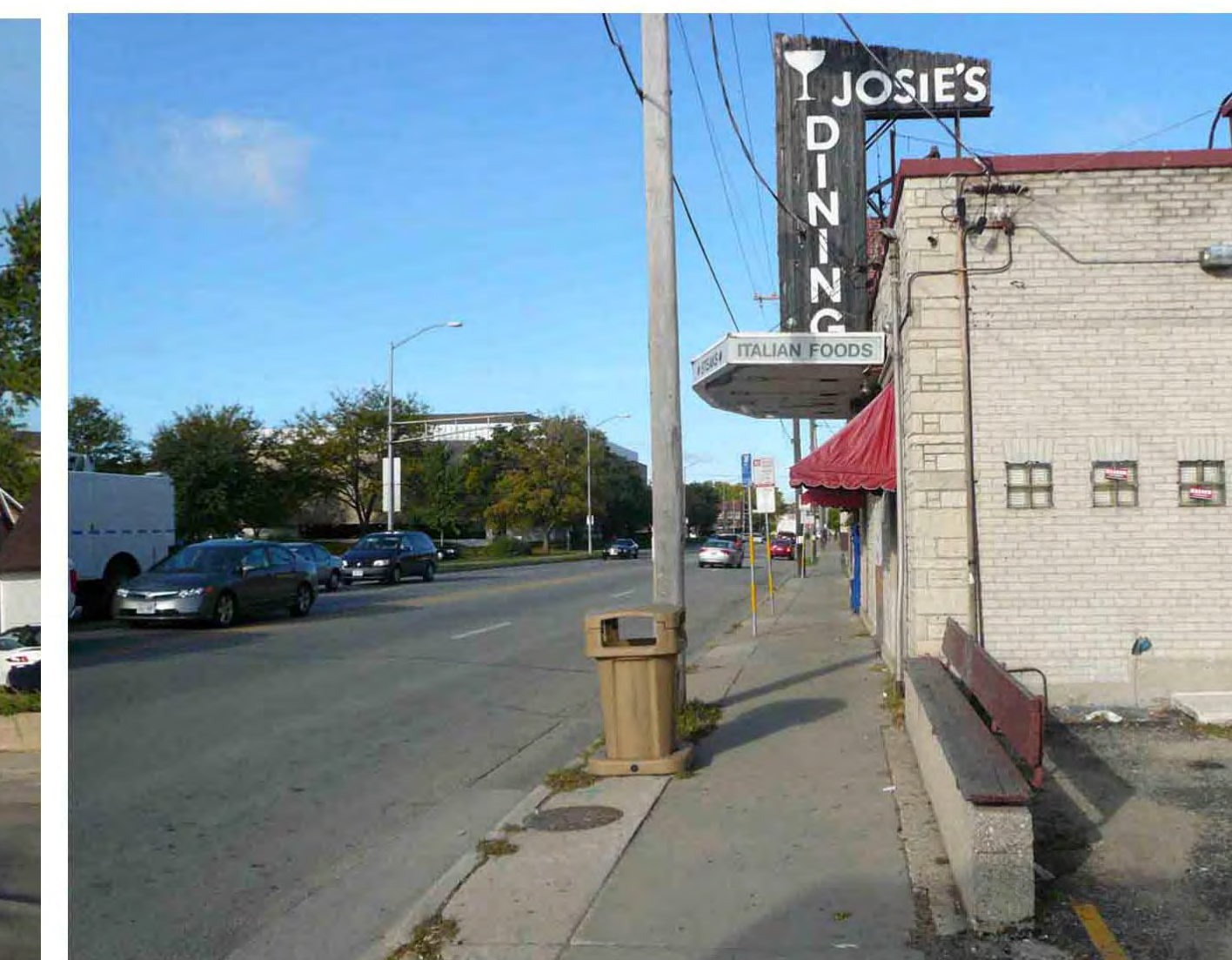
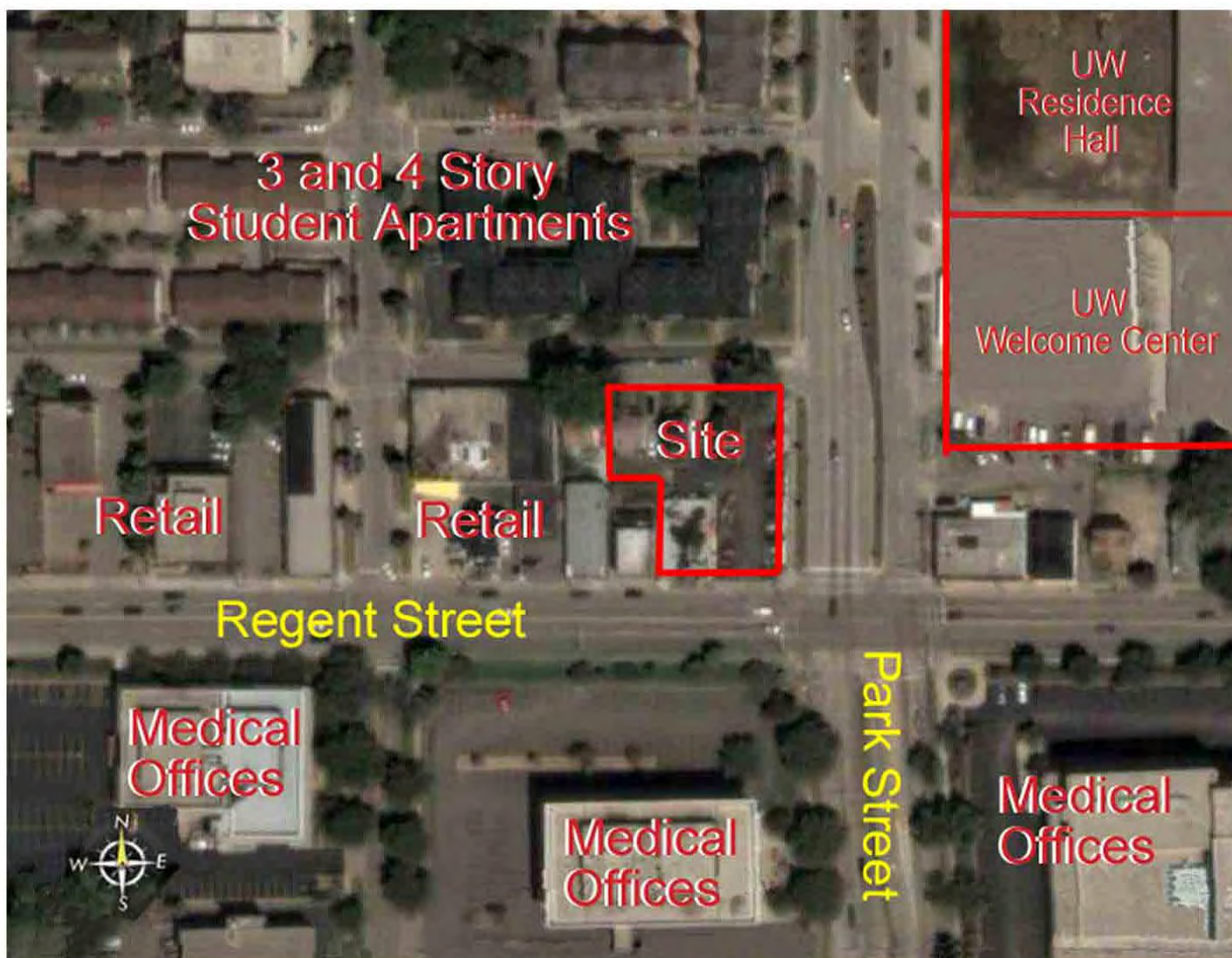
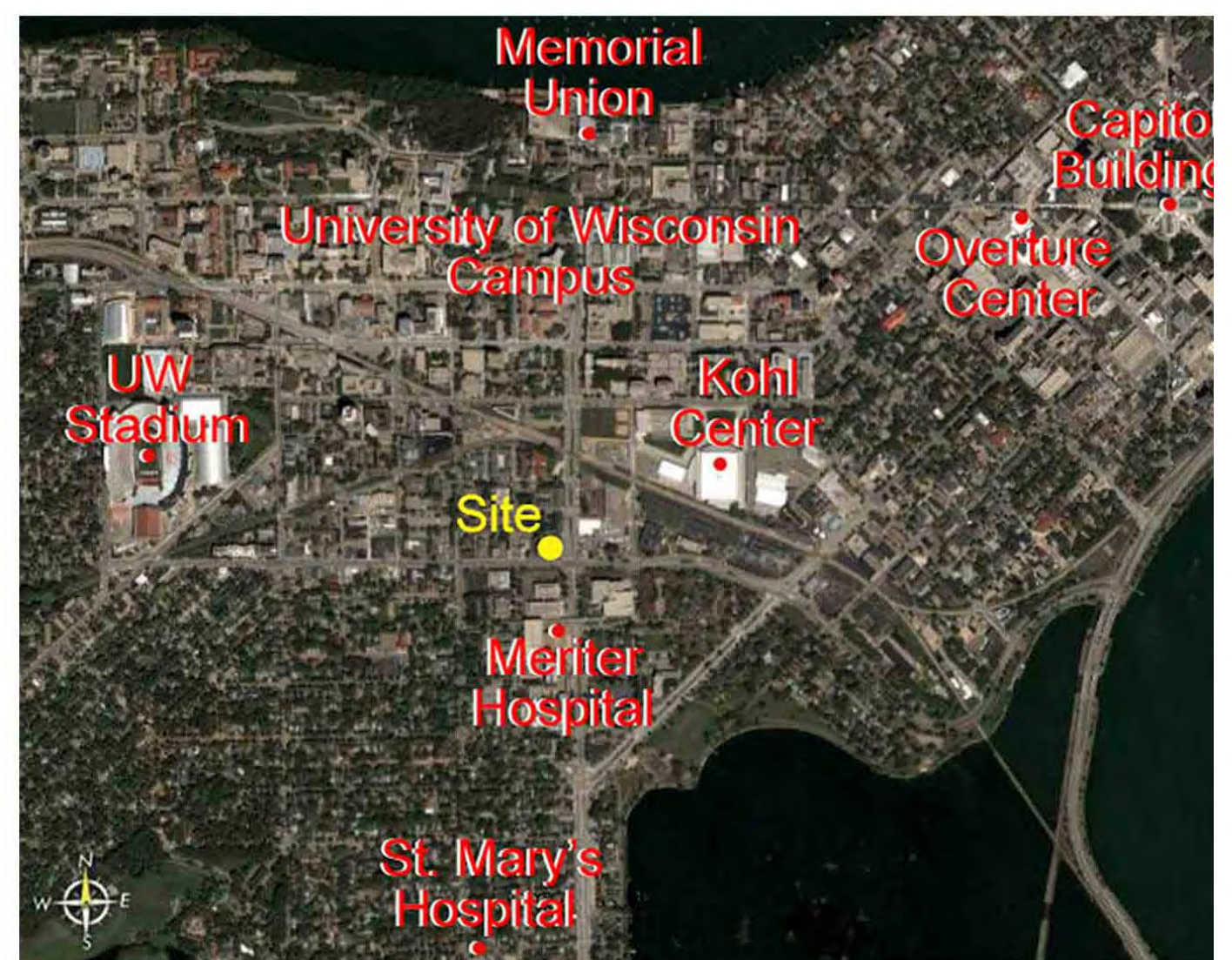


eppstein uhen : architects

milwaukee 333 East Chicago Street
 Milwaukee, Wisconsin 53202
 tel 414 271 5350 fax 414 271 7794
 madison 222 West Washington Ave, Suite 650
 Madison, Wisconsin 53703
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PROJECT INFORMATION

Park & Regent
 Mixed-Use



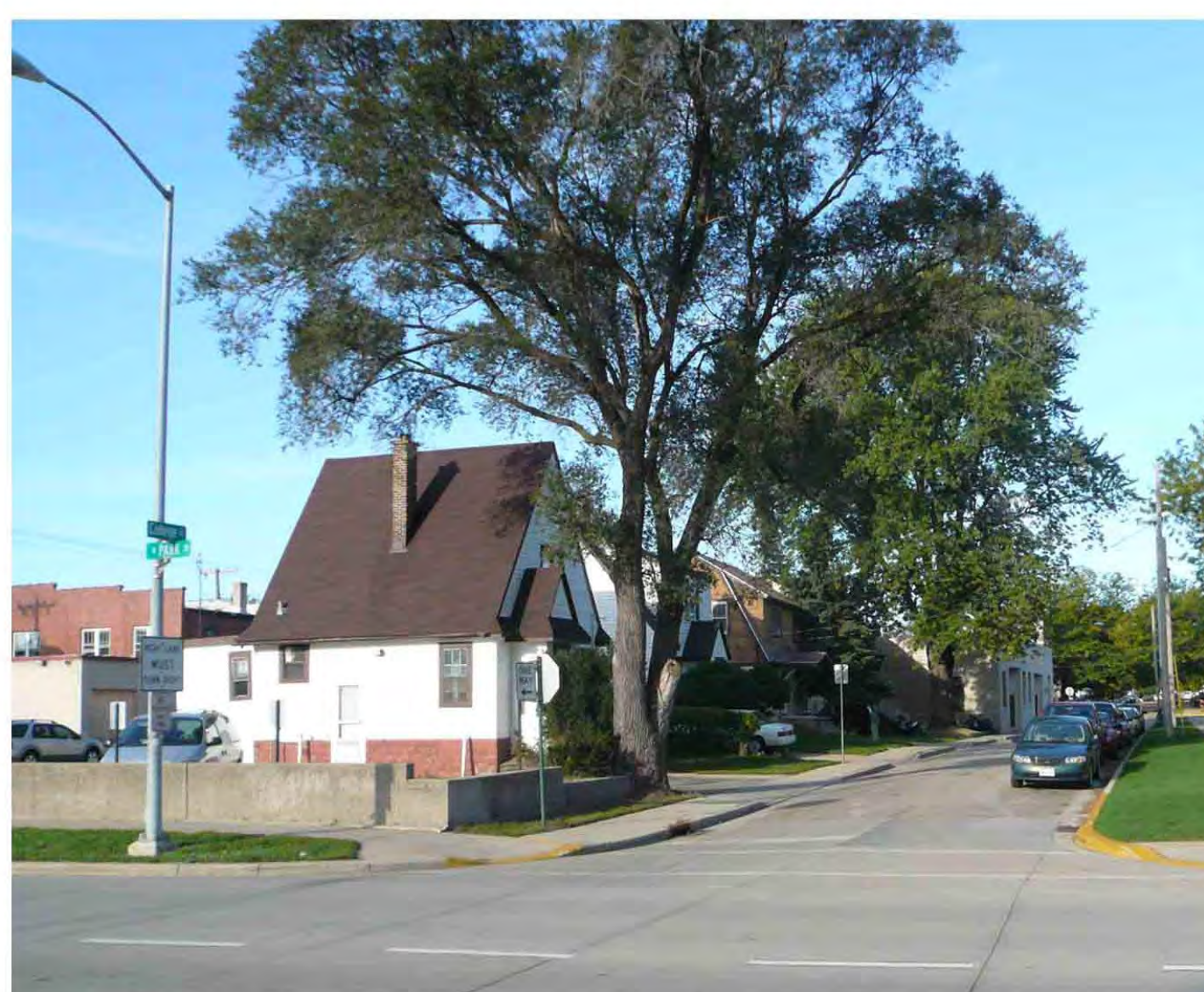
College Court: Looking North



College Court: Looking South



College Court: Looking East



College Court: Looking West

ISSUANCE AND REVISIONS

PUD/UDC
 SUBMITTAL

REVISIONS

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PROJECT MANAGER SL

PROJECT NUMBER 108347-02

DATE DECEMBER 10, 2008

CONTEXT PHOTOS

A202

1

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milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794
madison 222 West Washington Ave, Suite 650
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PROJECT INFORMATION

Park & Regent
Mixed-Use

ISSUANCE AND REVISIONS

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PROJECT MANAGER SL

PROJECT NUMBER 108347-02

DATE DECEMBER 10, 2008

3D VIEWS

A203



REGENT AND PARK CORNER



REGENT STREET PERSPECTIVE



PARK STREET STOREFRONT



PARK AND COLLEGE CORNER

D

C

B

A

D

C

B

A



eppstein uhen : architects
 milwaukee 333 East Chicago Street
 Milwaukee, Wisconsin 53202
 tel 414 271 5350 fax 414 271 7794
 madison 222 West Washington Ave, Suite 850
 Madison, Wisconsin 53703
 tel 608 442 5350 fax 608 442 6880

LUMINAIRE SCHEDULE							
Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
A	35	DESIGNPLAN RHL-S-H3-4-XX-0-C-0-0	RECESSED DOWNLIGHT	32W TRT	2200	0.80	36
B	8	InVUE PHH-150-MP-MB-NS	BUILDING FACADE UPLIGHT	150 WATT T-6 MH	14000	0.75	185
C	14	MCGRAW EDISON EPL-100-MH-SQ	PARKING STRUCTURE FIXTURE	100W MH	6200	0.75	130
D	2	AEL48-224HO	OVER DOOR EGRESS LIGHT FIXTURE	(2) F24T9HO	4000	0.80	55

POWER DENSITY STATISTICS				
Name	# Luminaires	Total Watts	Area	Density
Power Density Zone # 1	58	4540.0 W	23744.5 ft ²	0.2 W/ft ²

PROJECT INFORMATION

**Park & Regent
Mixed-Use**

ISSUANCE AND REVISIONS

**Issued for Plan
Review**

SHEET INFORMATION

PROGRESS DOCUMENTS

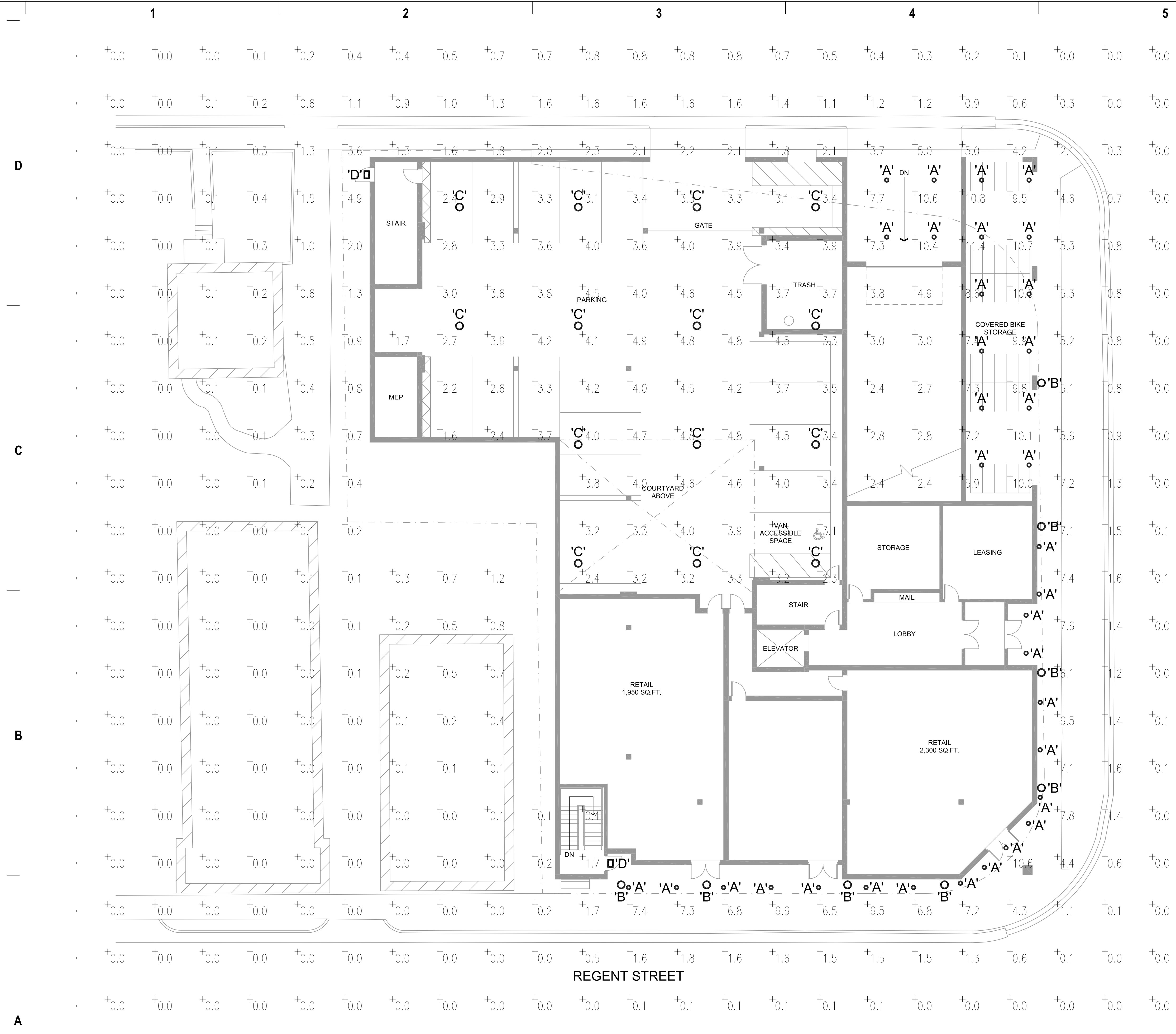
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PROJECT MANAGER _____ PM
 PROJECT NUMBER 108347-02
 DATE December 9th, 2008

PHOTOMETRIC PLAN

E001

LPA # 7826
LEEDY & PETZOLD ASSOCIATES, LLC
 Consulting Electrical Engineers/Planners
 12970 W. Bluemound Road - Suite 101
 Elm Grove, Wisconsin 53122
 Ph. (262) 860-1544 Fax (262) 860-1566



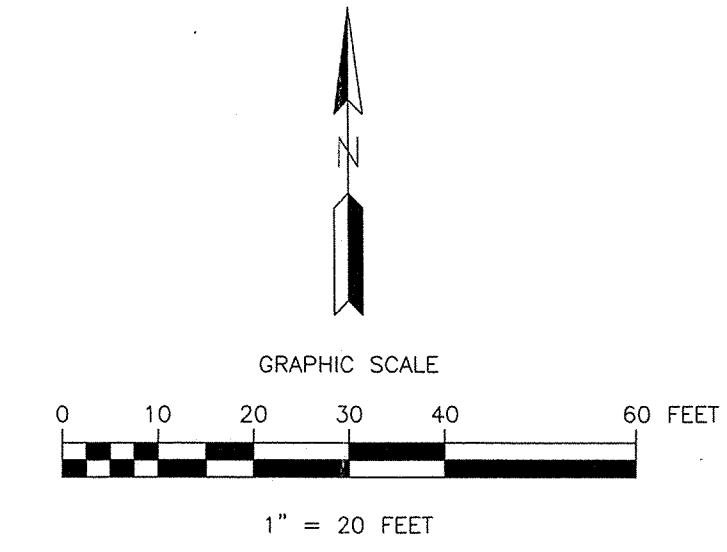
SITE LIGHTING PHOTOMETRIC PLAN
 SCALE: 3/32" = 1'-0"
 0 2 4 8 16 32

ALTA/ACSM LAND TITLE SURVEY

The legal description and exceptions were taken from a Title Policy prepared by Lawyers Title Insurance Corporation bearing a Case No. of MA262631 with an effective date of May 01, 2007 at 5:59 am. This title policy was used as the sole source of record encumbrances and Mayo Corporation assumes no liability for errors or omissions therein.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	22
HANDICAP	0
TOTAL	22

TOTAL AREA
18,457 Square Feet
or
0.42 Acres



Legend of Symbols & Abbreviations

- | | | |
|-----------------------------|---------------------------|----------------------|
| — BOUNDARY LINE | ⊙ FLAG POLE | N — NORTH |
| — CENTERLINE | ⊙ GAS METER | S — SOUTH |
| - - - EXISTING EASEMENT | ⊙ ELECTRIC METER | E — EAST |
| - - - SECTION LINE | ⊙ SOIL BORING | W — WEST |
| - - - RIGHT-OF-WAY LINE | ⊙ DECIDUOUS TREE | NW — NORTHWEST |
| - - - WETLAND BOUNDARY | ⊙ PINE TREE | NE — NORTHEAST |
| - - - ABUTTING SURVEY | ⊙ HANDICAP PARKING | SW — SOUTHWEST |
| - - - SETBACK LINE | ⊙ POWER POLE | SE — SOUTHEAST |
| - - - UNDERGROUND ELECTRIC | ⊙ ROAD SIGN | SE — SOUTHWESTERLY |
| - - - UNDERGROUND TELEPHONE | ⊙ WATER VALVE/GAS VALVE | NELY — NORTHEASTERLY |
| - - - UNDERGROUND CABLE TV | ⊙ HYDRANT | SWLY — SOUTHWESTERLY |
| - - - OVERHEAD ELECTRIC | ⊙ LIGHT POLE | SELY — SOUTHEASTERLY |
| - - - OVERHEAD TELEPHONE | ⊙ CATCH BASIN/INLET | SE — SOUTHWEST |
| - - - OVERHEAD CABLE TV | ⊙ STORM MANHOLE | SE — SOUTHWEST |
| - - - SANITARY SEWER | ⊙ SANITARY MANHOLE | SE — SOUTHWEST |
| - - - STORM SEWER | ⊙ BRUSH OR SHRUB | SE — SOUTHWEST |
| - - - WATER LINE | ⊙ UTILITY POLE GUY ANCHOR | SE — SOUTHWEST |
| - - - GAS LINE | ⊙ SATELLITE DISH | SE — SOUTHWEST |
| - - - FIBER OPTIC LINE | ⊙ VENT / SEPTIC VENT | SE — SOUTHWEST |
| - - - FORCE MAIN | ⊙ MAIL BOX | SE — SOUTHWEST |
| - - - FENCE LINE | ⊙ UTILITY VAULT | SE — SOUTHWEST |
| - - - RAILROAD TRACKS | ⊙ TRAFFIC LIGHT | SE — SOUTHWEST |
| - - - CONTOUR LINE | ⊙ CURB STOP | SE — SOUTHWEST |
| - - - BRUSH LINE | ⊙ MONITORING WELL | SE — SOUTHWEST |
| - - - ACCESS RESTRICTION | ⊙ ELECTRIC PEDESTAL | SE — SOUTHWEST |
| - - - CORPORATE BOUNDARY | ⊙ CABLE TV PEDESTAL | SE — SOUTHWEST |
| | ⊙ TELEPHONE PEDESTAL | SE — SOUTHWEST |

Legal Description

PARCEL 1:
PART OF LOTS 1 AND 2, BLOCK 5, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 5, CENTRAL HOMES ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN; THENCE SOUTH 00°39'55" EAST, 13.27 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 5, TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED; THENCE SOUTH 80°48'47" EAST, 8.04 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 25 FEET AND A LONG CHORD THAT BEARS SOUTH 40°30'53" EAST, 32.34 FEET TO ITS POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 26.0 FEET EAST, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 1; THENCE SOUTH 00°39'55" EAST, 40.0 FEET MORE OR LESS ALONG A LINE THAT IS PARALLEL TO AND 26.0 FEET EAST OF, MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 TO THE SOUTH LINE OF SAID LOT 2; THENCE WESTERLY 26 FEET MORE OR LESS ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°39'55" WEST, 65 FEET MORE OR LESS ALONG THE WEST LINES OF SAID LOTS 1 AND 2 TO THE POINT OF BEGINNING.

ALSO, LOT 3, BLOCK 5, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PORTION OF SAID LOT 3, BLOCK 5, CONVEYED TO THE CITY OF MADISON BY WARRANTY DEED RECORDED MAY 1, 1972 AS DOCUMENT NUMBER 1324007.

PARCEL 2:
LOT 4, BLOCK 5, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PORTION OF SAID LOT 4, BLOCK 5, CONVEYED TO THE CITY OF MADISON BY WARRANTY DEED RECORDED MAY 1, 1972 AS DOCUMENT NUMBER 1324007.

PARCEL 3:
LOT 5, BLOCK 5, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 4:
LOT 15, BLOCK 5, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 5:
LOT 16, BLOCK 5, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

ALSO, PART OF LOTS 17 AND 18, BLOCK 5, CENTRAL HOME ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 17, BLOCK 5, CENTRAL HOMES ADDITION; THENCE SOUTH 88° 48' EAST, 26.0 FEET ALONG THE NORTH LINE OF SAID LOT 17 TO ITS POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 26.0 FEET EAST OF, MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 17; THENCE SOUTH 10° 11' WEST, 53.19 FEET ALONG A LINE THAT IS PARALLEL TO AND 26.0 FEET EAST OF, MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 17 AND LOT 18 OF SAID BLOCK 5 TO A POINT OF CURVE THAT IS 25.0 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 17; THENCE ON A CURVE TO THE RIGHT, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 25.0 FEET AND A LONG CHORD THAT BEARS SOUTH 46°11'30" WEST, 35.36 FEET TO THE SOUTH LINE OF LOT 18; THENCE NORTH 88°48'00" WEST, 0.99 FEET ALONG THE SOUTH LINE OF SAID LOT 18 TO THE WEST LINE OF SAID LOT 18; THENCE NORTH 01°11' EAST, 78.2 FEET ALONG THE WEST LINE OF SAID LOTS 17 AND 18 TO THE POINT OF BEGINNING.

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	35.72	81°52'25"	25.00	S 40°27'17" E	32.76
C2	39.64	90°51'05"	25.00	S 45°54'28" W	35.62

Notes Corresponding to Schedule B

- [EXCEPTIONS 1 THRU 7 ARE GENERAL EXCEPTIONS ESTABLISHED BY THE TITLE COMPANY]
- Taxes for the year 2007 and subsequent years. Parcel No. 251-0709-232-2412-8; 251-0709-232-2411-0; 251-0709-232-2401-1; 251-0709-232-2402-9; and 251-0709-232-2403-7 [NOTHING TO PLOT]
 - Special taxes or assessments, if any. [NOTHING TO PLOT]
 - Title to any equipment, fixtures, appliances, tanks, machinery or installations, except such as is finally determined to be part of the insured premises, determination of which shall not be part of the obligation of the company. [NOTHING TO PLOT]
 - Rights or claims, if any, of tenant(s) in possession under unrecorded lease(s). [NOTHING TO PLOT]
 - Rights of tenants in possession including any rights to tenants fixtures owned by such tenants located on the demised premises and any liens on such tenants fixtures, and all parties having a lien on or claiming by, through or under the lessee, such parties and liens are not separately shown herein. [NOTHING TO PLOT]
 - Restrictions and conditions as set forth in Warranty Deed recorded April 27, 1972 as Document Number 1323777. [NOTHING TO PLOT]
 - Right of Way Grant to Wisconsin Telephone Company recorded June 19, 1972 as Document Number 1329928.
 - Right of Way Grant to Madison Gas and Electric Company, recorded October 2, 1984 as Document Number 1853330.
 - Restrictions as set forth in Deeds recorded in Vol. 256 of Deeds at Page 17 and in Vol. 256 of Deeds at Page 24. [DOCUMENT IS UNREADABLE]
 - Terms, conditions and restrictions as set forth in Deed recorded June 29, 1942 in Vol. 423 at Page 501. [DOCUMENT IS UNREADABLE]
 - Terms, conditions, restrictions, covenants and easements, if any, as set forth in a Land Contract recorded February 5, 1962 as Document Number 1041963. [NOTHING TO PLOT]
 - Restrictions and covenants as set forth in a Land Contract recorded July 13, 1971 as Document Number 1296511 and in Deed recorded July 10, 1975 as Document Number 1435998.
 - All matters, if any, affecting the subject premises as shown on the recorded Plat of Central Home Addition to the City of Madison.
- [] — SURVEYORS COMMENTS
● — PLOTTABLE EXCEPTIONS

Statement of Encroachments

- THE PLANTER AND CONCRETE WALL AT THE SOUTHEASTERLY CORNER OF THE PARCEL 5 APPEARS TO BE ENCRANCHING INTO THE PUBLIC RIGHT-OF-WAY.
- THE PUBLIC CONCRETE SIDEWALK ALONG THE EASTERLY LINES OF PARCEL 1 & 5 APPEARS TO BE ENCRANCHING INTO THE PROPERTY.
- THE PLANTER, CONCRETE WALL, CONCRETE BUMPER & ASPHALT PARKING LOT AT THE NORTHEASTERLY CORNER OF PARCEL 1 APPEARS TO BE ENCRANCHING INTO THE PUBLIC RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATION

This survey is made for the benefit of and is certified to:

DEGEN & ASSOCIATES, LLC, FRANKLIN D. SCHUEPBACH, JOANNE V. MORRICK a/k/a JOANNE V. JENSEN, THE ESTATE OF JOHN J. SCHUEPBACH & LAWYERS TITLE INSURANCE CORPORATION.

I, Richard S. Lawrence, a Registered Land Surveyor in the State of Wisconsin, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth hereon, that I have made a careful survey of the tract of land described and shown hereon.

I further certify that:

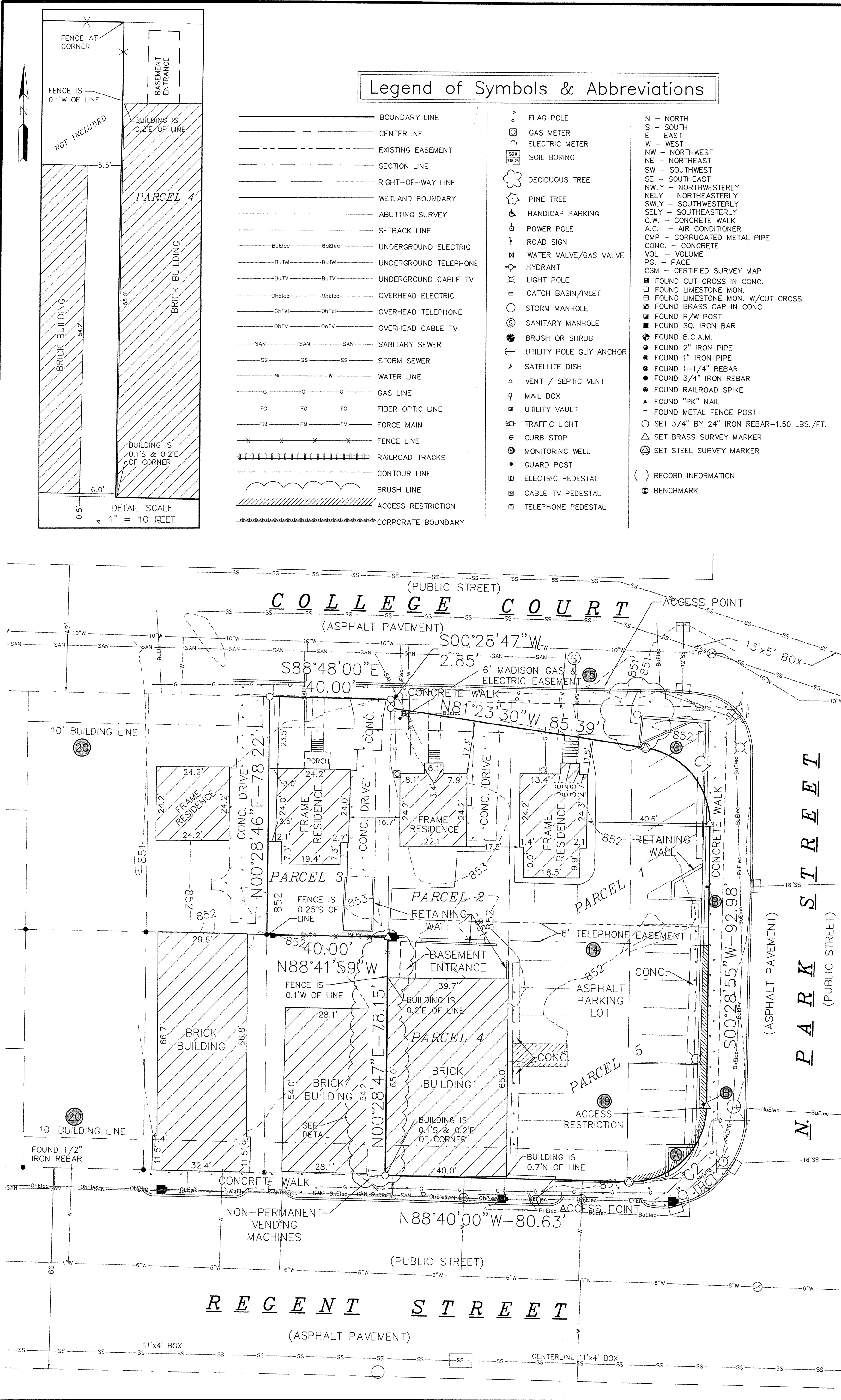
- The survey reflected by this plat was actually made upon the ground and that this plat of survey is made at least in accordance with the minimum standards established by the State of Wisconsin for surveys and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999 and meets the Accuracy Standards (as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification), with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains items 3, 4, 5, 7(a), 7(b)(1), 7(b)(3), 8, 9, 10, 11(a), 11(b), 14, 16, 17 and 18 of Table A thereto.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the "Property" described in the title policy.
- Except as shown, all utilities serving the Property enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements, or rights of way across said Property; that the Property described hereon is the same as the Property described in Lawyers Title Insurance Corporation Case No. MA262631 and all easements, covenants and restrictions referenced in said title commitment, or easements of which the undersigned has been advised or has knowledge, have been plotted or otherwise noted as to their effect on the subject Property.
- Except as shown, there appears to be no encroachments onto adjoining property, streets or alleys by any buildings, structures or other improvements situated on adjoining property across property lines onto said Property or across zoning restriction lines in effect as of the date of the survey.
- Said described Property is located within an area having a Zone Designation of "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 55025C0409F, with an effective date of June 17, 2003, for Community Number 550083, in Dane County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said Property is situated and the Property is not located in an area designated as a special flood hazard area by the U.S. Department of Housing and Urban Development.
- The Property has direct physical access and means of ingress and egress to Regent Street & College Court, public streets on which the Property abuts.
- The number of striped parking spaces located on the subject Property appears to be 22-regular & 0-handicap for a total of 22-parking stalls, and to the extent possible, are graphically shown hereon.

Surveyor's Notes

- THERE IS NO OBSERVED EVIDENCE OF ANY EARTH MOVING WORK OR BUILDING CONSTRUCTION ON THIS SITE.
 - AT THIS TIME THERE IS NO PROPOSED CHANGE IN THE RIGHT-OF-WAY OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED ON ANY LOT LINE OR PROPERTY CORNER.
 - THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED.
 - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT SUPPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- DATE OF FIELD SURVEY: March 15 & 16, 2006 & May 14, 2007.

Utility Notes

LOT APPEARS TO BE SERVED BY UTILITIES, THE LOCATION OF THESE UTILITIES SHOWN HEREON ARE BASED ON MARKINGS SET BY DIGGER'S HOTLINE UNDER TICKET NUMBERS 20071804146. THEY WERE INSTRUCTED TO LOCATE ALL UTILITIES WITHIN THE ENTIRE ADJOINING RIGHT-OF-WAY OF THE STREETS AND THE ENTIRE LOT AND MAYO CORPORATION IS NOT LIABLE FOR ERRORS OR OMISSIONS IN THE MARKINGS.



MAYO CORPORATION
 600 Grand Canyon Drive
 Madison, WI 53706
 (608) 833-0628
 (608) 833-0746 (fax)

ALTA/ACSM LAND TITLE SURVEY
 PARK & REGENT SITE
 Degen & Associates
 City of Madison, Dane County, Wisconsin

PLOT DATE: OCTOBER 16, 2007 TIME: 10:59 AM
 LAYOUT: SHEET 1
 LAYER MANG: SHEET_1
 DRAWN BY: J. Jacoby
 REVIEWED BY: R. Lawrence
 FILE PATH: M:\022206\sur\0222VAS-1.dwg
 © 2005
 specifically authorized by Mayo Corporation.

DG-22-06
 Sheet 1 of 1



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** Parcels 1-5 e NW corner of Park & Regent Streets **Project Area in Acres:** 0.42
Project Title (if any): REGENT STREET

2. **This is an application for:** (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests (Specify):** _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: TOM DEGEN Company: Park and Regent Development, LLC / DEGEN ASSOCIATES, LLC

Street Address: 3518 BLACKHAWK DR. City/State: MADISON, WI Zip: 53705

Telephone: (608) 238-1123 Fax: (608) 213-9514 Email: tdegen@tds.net

Project Contact Person: STU LAROSE Company: EPSTEIN UHLEN ARCHITECTS, INC.

Street Address: 333 E. CHICAGO ST. City/State: MILWAUKEE, WI Zip: 53202

Telephone: (414) 291-8172 Fax: (414) 271-7794 Email: stuart@eua.com

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: 6 STORY 65 UNIT APARTMENT BUILDING OVER GROUND FLOOR RETAIL SPACE AND PARKING, WITH (1) LEVEL OF UNDERGROUND PARKING.

Development Schedule: Commencement SUMMER 2009 Completion JULY 2010

5. Required Submittals:

- ✓ **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto .1 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- ✓ **Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- ✓ **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- ✓ **Filing Fee: \$1,200.** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS-MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- ✓ For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- ✓ A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- ✓ **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: REGENT ST. - SOUTH CAMPUS NEIGH. Plan, which recommends: COMPREHENSIVE PLAN - NEIGHBORHOOD MIXED USE for this property.
- ✓ **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

~~ELI JUDGE~~ ELI JUDGE, REGENT ST. - SOUTH CAMPUS, 10/9/08

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- ✓ **Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner KEVIN FINCHOW Date 10/3/08 | Zoning Staff DAT. Date 10/2/08

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name STUART LaROSS Date 12/10/08

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 12/10/08
Park and Regent Development, LLC