



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>6/15/16</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>6/29/16</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 1109 S. Park Street
Project Title (if any): Asian Center Redevelopment

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Nick Badura
Street Address: 7780 Elmwood Ave, #208
Telephone: (608) 836-7570 Fax: () _____

Company: Shulter Architects
City/State: Middleton, WI Zip: 53562
Email: nbadura@shulterarchitects.com

Project Contact Person: Same as above
Street Address: _____
Telephone: () _____ Fax: () _____

Company: _____
City/State: _____ Zip: _____
Email: _____

Project Owner (if not applicant): Sue Jiang
Street Address: 622 S. Park St
Telephone: (608) 283-9335 Fax: () _____

City/State: Madison Zip: 53713
Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jay Wendt & Jessica on 3/23/16.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

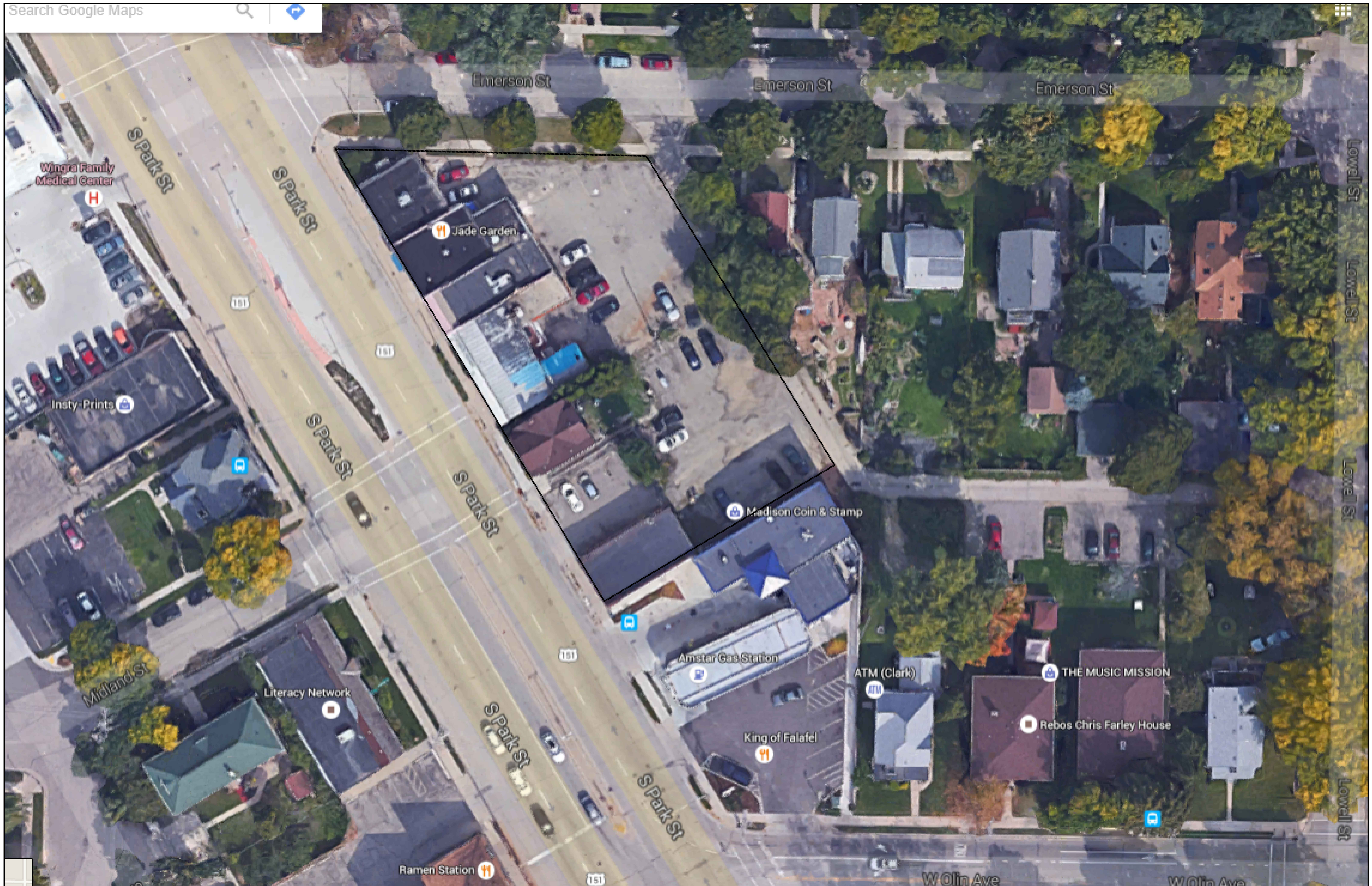
Name of Applicant Nick Badura

Relationship to Property Property owner's representative

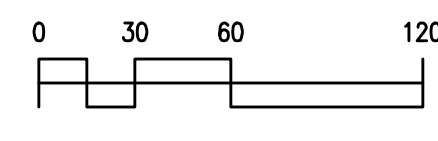
Authorized Signature [Signature]

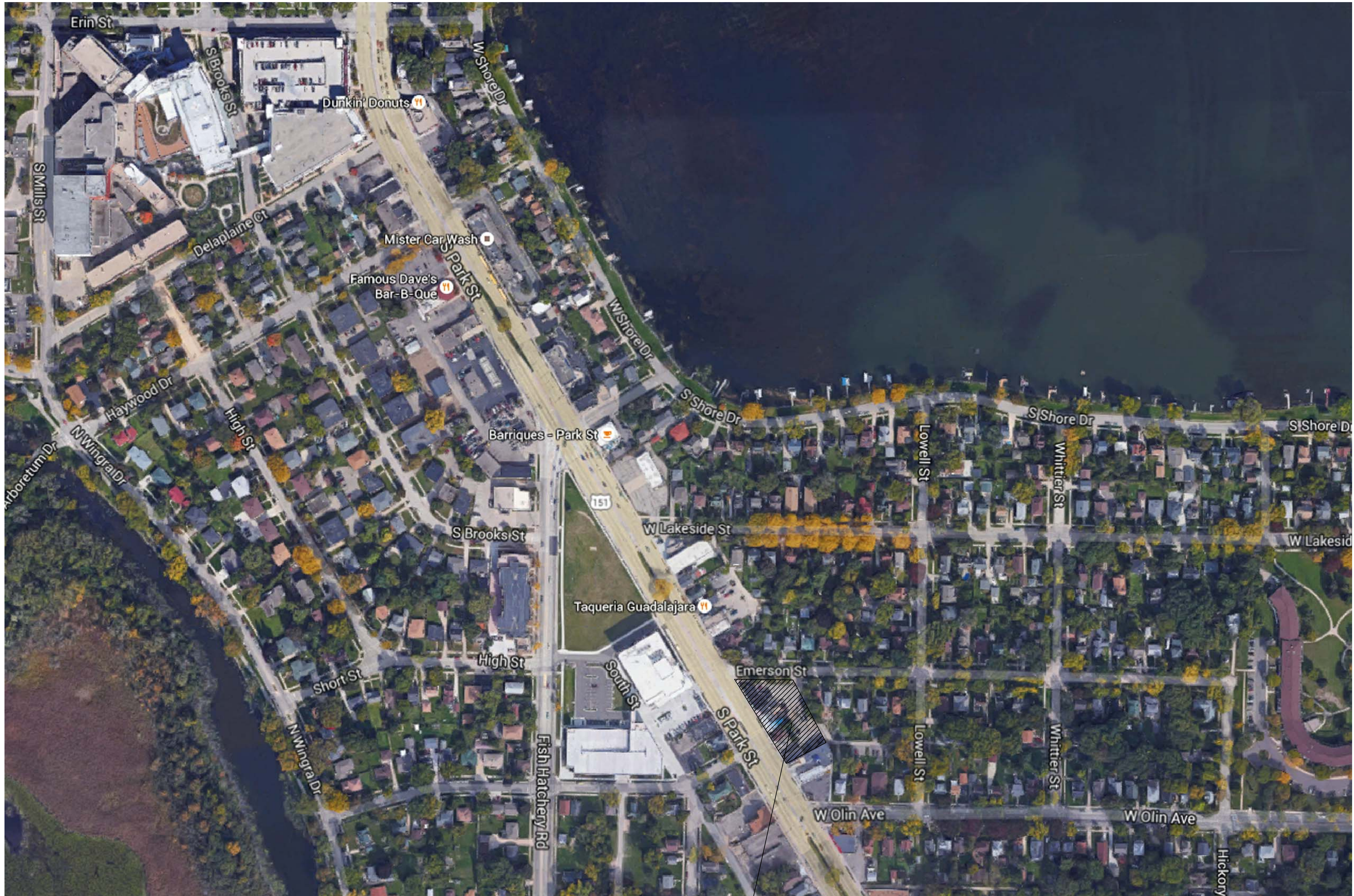
Date 6/14/16

Search Google Maps



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





PROJECT SITE

BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

LOTS 8, 9, 10 AND 11, BLOCK 3, PLAT OF SOUTH MADISON, EXCEPT THE SOUTHWESTERLY 20 FEET THEREOF, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

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- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

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

MADISON | MILWAUKEE
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www.jsdinc.com

SERVICES PROVIDED TO:

SHULFER ARCHITECTS, LLC
 1918 PARMENTER ST., STE. 2
 MIDDLETON, WI 53562

PROJECT:
1109 THRU 1117 SOUTH PARK STREET

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI
 JSD PROJECT NO.: 15-7089

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: _____
 DRAWN: JK 11/02/15
 APPROVED: TJB 11/03/15

PLAN MODIFICATIONS:	DATE:

DIGGERS HOTLINE
 Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

MAP NO.: C-396

SHEET NUMBER:
 1

LEGEND

■ GOVERNMENT CORNER	--- PARCEL BOUNDARY
● 1" IRON PIPE FOUND	- - - RIGHT-OF-WAY LINE
● 3/4" REBAR FOUND	- - - CENTERLINE
○ CHISELED 'X' SET	- - - PLATTED LOT LINE
○ COTTON SPINDLE SET	- - - SECTION LINE
○ 3/4" x 24" REBAR SET (1.50 LBS/LF)	- - - EASEMENT LINE
⊕ BENCHMARK	- - - FENCE LINE
● BOLLARD	--- EDGE OF PAVEMENT
⊕ SIGN	--- CONCRETE CURB & GUTTER
⊕ SANITARY MANHOLE	--- SANITARY SEWER
⊕ CLEAN OUT	--- WATER LINE
⊕ HYDRANT	--- STORM SEWER
⊕ WATER OR GAS VALVE	--- NATURAL GAS
⊕ CURB STOP/SERVICE VALVE	--- OVERHEAD UTILITIES
⊕ STORM MANHOLE	--- UNDERGROUND ELECTRIC
⊕ SQUARE CASTED INLET	--- FIBER OPTIC
⊕ CURB INLET	--- BUILDING
⊕ GAS REGULATOR/METER	--- 875 INDEX CONTOUR
⊕ POWER POLE W/GUY	--- 874 INTERMEDIATE CONTOUR
⊕ LIGHT POLE	--- SPOT ELEVATION
⊕ TELEPHONE MANHOLE	--- BITUMINOUS PAVEMENT
⊕ DECIDUOUS TREE	--- RETAINING WALL
⊕ CONIFEROUS TREE	--- CONCRETE PAVEMENT
	--- DISCONTINUED MAPPED PIPE LINE
	() DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 29, 2015.
 - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCSS), DANE COUNTY. THE EAST LINE OF THE SOUTHWEST QUARTER BEARS N 00°28'27" E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP WITNESS CORNER TO THE CENTER OF SECTION 26-07-09, ELEVATION = 865.99'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE TICKET NO.'s 20154208530 AND 20154208541, WITH A CLEAR DATE OF OCTOBER 16, 2015.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

LEGAL DESCRIPTION
 LOTS 8, 9, 10 AND 11, BLOCK 3, PLAT OF SOUTH MADISON, EXCEPT THE SOUTHWESTERLY 20 FEET THEREOF, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

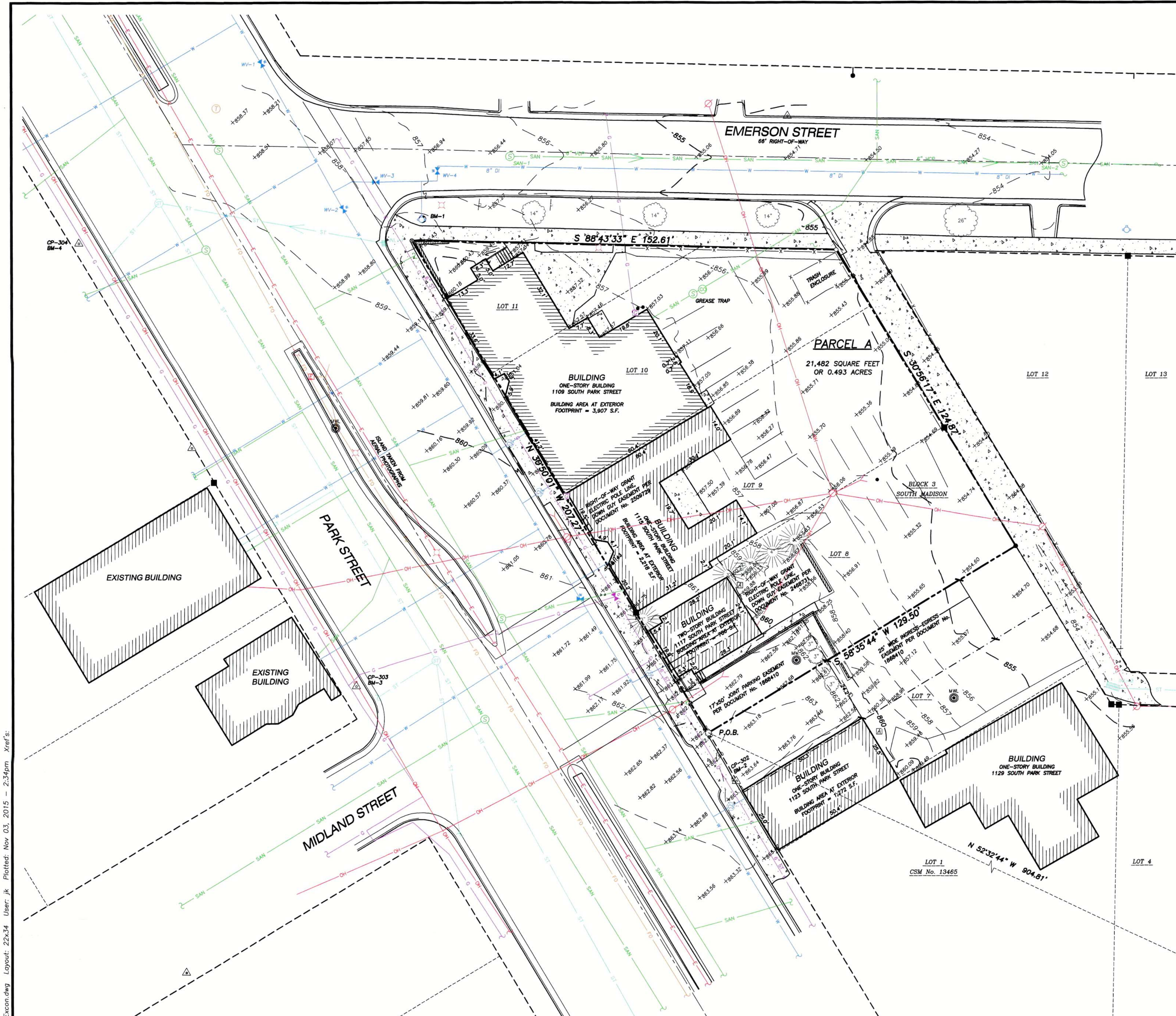
TAX KEY NO.'s:
 LOT 8 - 251/0709-262-0609-0
 LOT 9 - 251/0706-262-0608-2
 LOT 10 & 11 - 251/0709-262-0607-4

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

John Krebs
 JOHN KREBS, S-1878
 REGISTERED LAND SURVEYOR

DATE: 11/3/15



STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	858.19	NW	855.74	12"	VCP
INL-2	853.52	SE	850.92	--	--

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	856.37	N	849.91	*	*
		S	849.91	*	*
SAN-2	853.90	E	849.88	6"	VCP
		W	847.54	6"	VCP
		N	847.54	*	*
		S	847.54	*	*
SAN-3	859.14	N	847.54	6"	VCP
		E	847.54	6"	VCP

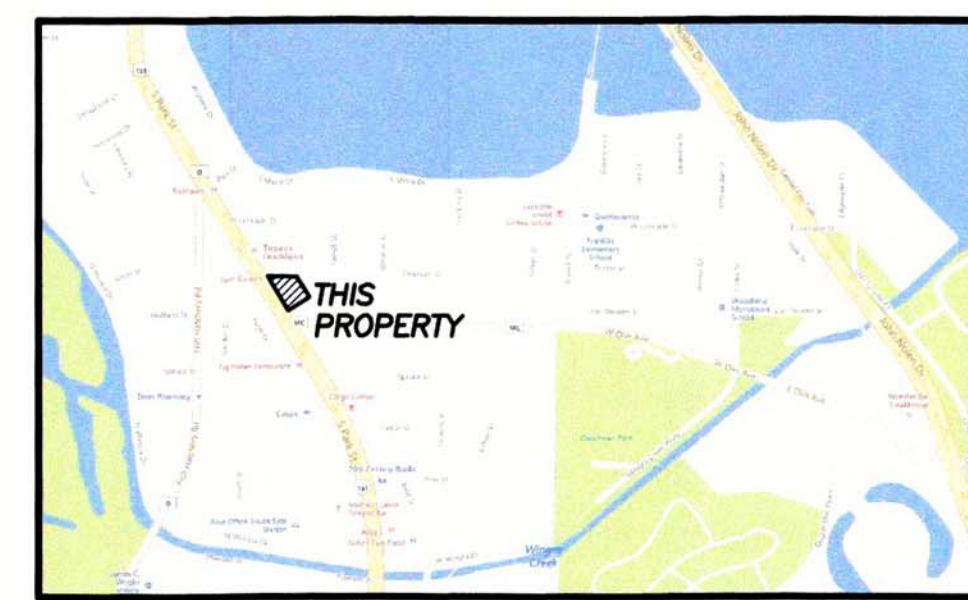
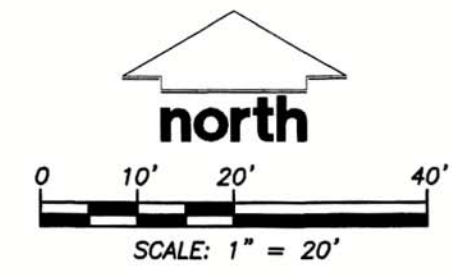
BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	860.83	TOP NUT ON HYDRANT, SE CORNER OF EMERSON AND PARK STREETS
BM-2	863.44	CP-302, CP-MAG NAIL, SOUTH CORNER OF LOT 7, BLOCK 3
BM-3	862.50	CP-303, CP-MAG NAIL, NORTH CORNER OF MIDLAND AND PARK ST.
BM-4	859.14	CP-304, CP-MAG NAIL, WEST OF EMERSON ST., WEST OF PARK ST.

WATER VALVES

VALVE No.	RIM ELEVATION	INVERT	ELEVATION
WV-1	857.72	TN	853.9
WV-2	858.40	TN	853.4
WV-3	857.61	TN	852.8
WV-4	856.85	TN	852.7

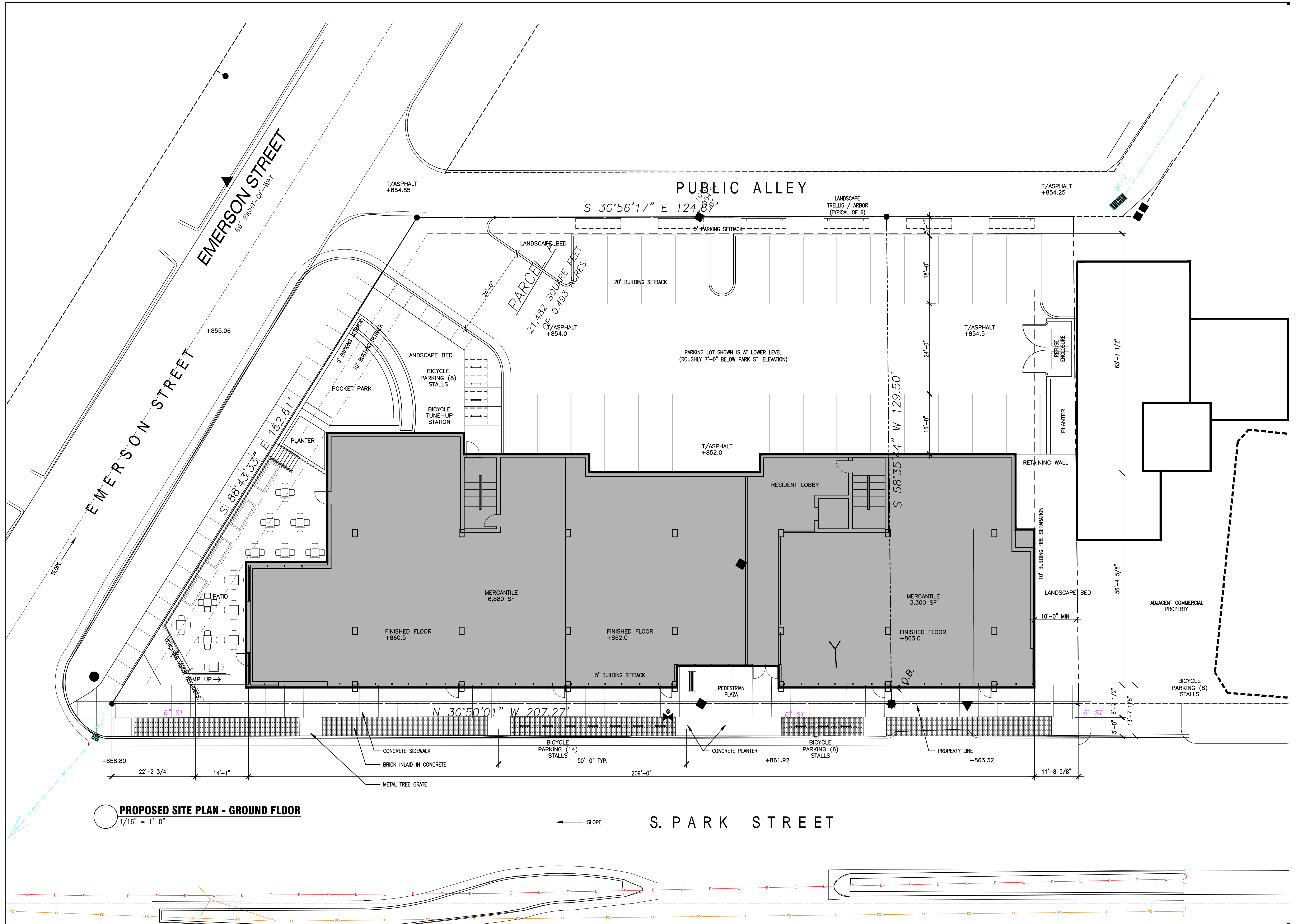
TN=TOP NUT OF WATER VALVE



CENTER OF SECTION 26-07-09
 FOUND CHISELED 'X' ON INLET
 N=474,928.18
 E=818,549.11

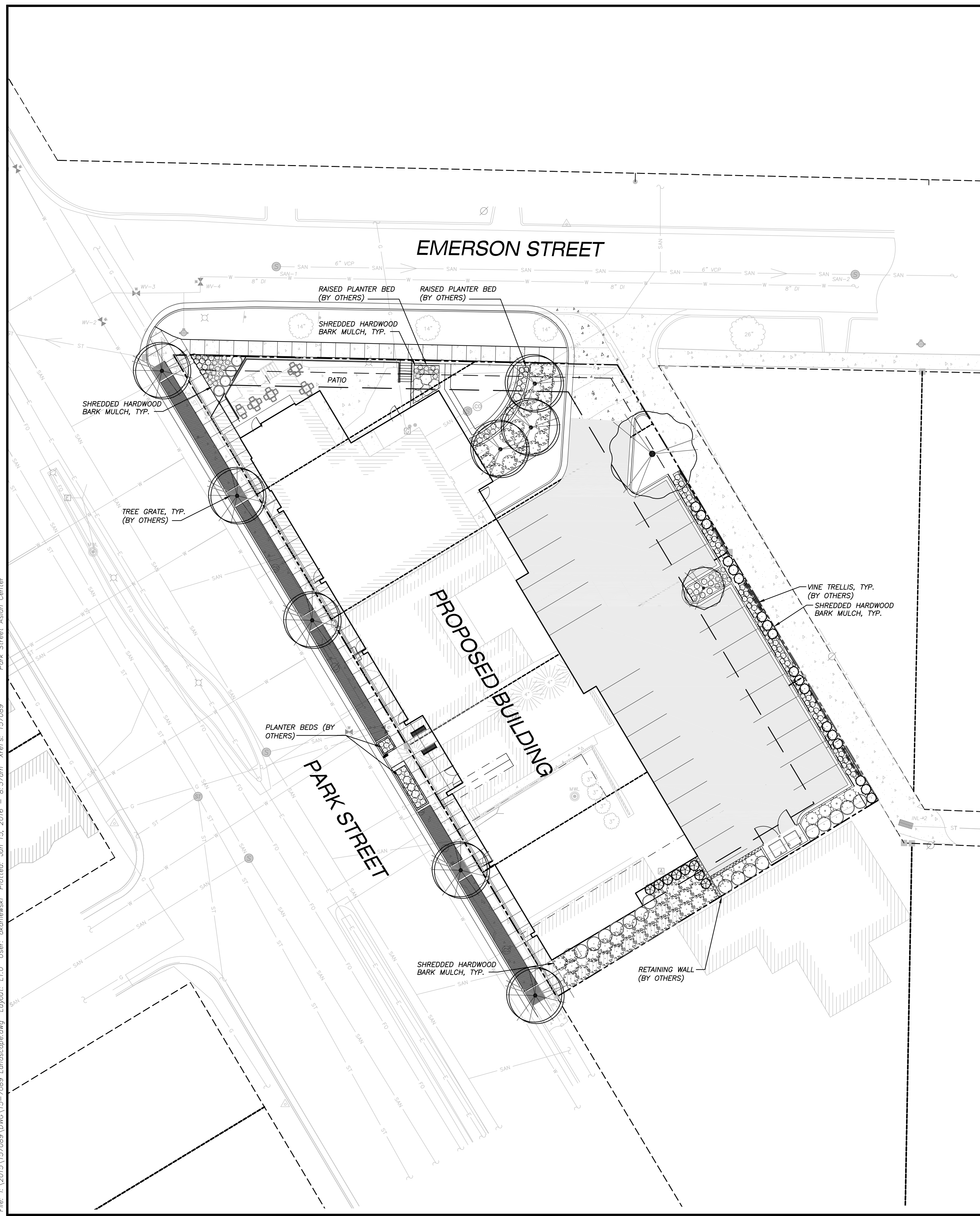
SOUTH QUARTER CORNER
 SECTION 26-07-09
 FOUND BRASS CAP
 N=472,292.11
 E=816,572.28

*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



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

File: I:\2015\157089\DWG\15-7089_Landscape.dwg Layout: L1.0 User: abantewski Plotted: Jun 15, 2016 - 8:37am Xref's: 157089 Park Street Asian Center



LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING SETBACK
- PAVEMENT SETBACK
- EDGE OF PAVEMENT
- ===== STANDARD CURB AND GUTTER
- ===== STANDARD REJECT CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED CONCRETE

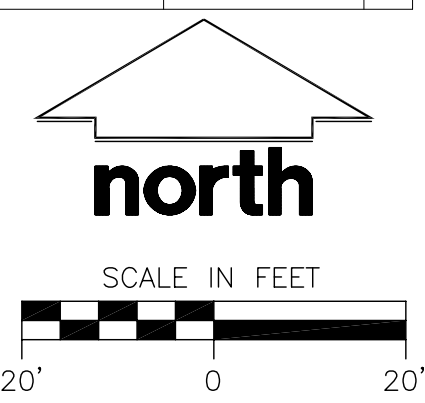
GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. 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.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

CONCEPT_PLANT_LIST

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	B & B	2.5" Cal
	<i>Gleditsia triacanthos</i> 'Draves'	Honey Locust	B & B	2.5" Cal
	<i>Prunus virginiana</i> 'Shubert'	Canada Red Cherry	B & B	2" Cal
	<i>Tilia americana</i> 'Redmond'	Redmond American Linden	B & B	2.5" Cal
UPRIGHT EVERGREEN TREE	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Arborvitae	B & B	Min. 4' tall
	<i>Thuja occidentalis</i> 'Pyramidalis'	Pyramidal Arborvitae	B & B	6 ft tall
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	<i>Buxus x 'Green Mountain'</i>	Boxwood	3 gal	10-12" Ht.
	<i>Campsis radicans</i>	Trumpet Creeper	2 gal	10-12" Ht.
	<i>Clematis virginiana</i>	Virgins Bower	2 gal	10-12" Ht.
	<i>Kerria japonica</i> 'Pleniflora'	Double Japanese Kerria	5 gal	15-18" Min. Ht.
	<i>Microbiota decussata</i>	Siberian Carpet Cypress	5 gal	10-12" Ht.
	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	2 gal	10-12" Ht.
	<i>Philadelphus x 'Snowbell'</i>	Snowbell Mock Orange	5 gal	10-12" Ht.
	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	10-12" Ht.
	<i>Taxus x media</i> 'Tauntonii'	Tauton Yew	5 gal	12-24" Ht.
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	<i>Deschampsia cespitosa</i> 'Goldtau'	Gold Dew Tufted Hair Grass	4" pot	10-12" Ht.
	<i>Iris sibirica</i> 'Caesar's Brother'	Caesar's Brother Siberian Iris	1 gal	10-12" Ht.
	<i>Perovskia x 'Little Spire'</i>	Russian Sage	1 gal	10-12" Ht.

DRAFT
NOT FOR CONSTRUCTION



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www.jsdinc.com

SERVICES PROVIDED TO:
SHULFER ARCHITECTS, LLC

7780 ELMWOOD AVENUE,
 MIDDLETON, WI 53562

PROJECT:
1109 S PARK STREET ASIAN CENTER REDEVELOPMENT

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 15-7089

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: ABK 06/13/2016
 DRAWN: ABK 06/13/2016
 APPROVED: KJY 06/15/2016

PLAN MODIFICATIONS:	DATE:
LAND USE SUBMITTAL	06/15/2016

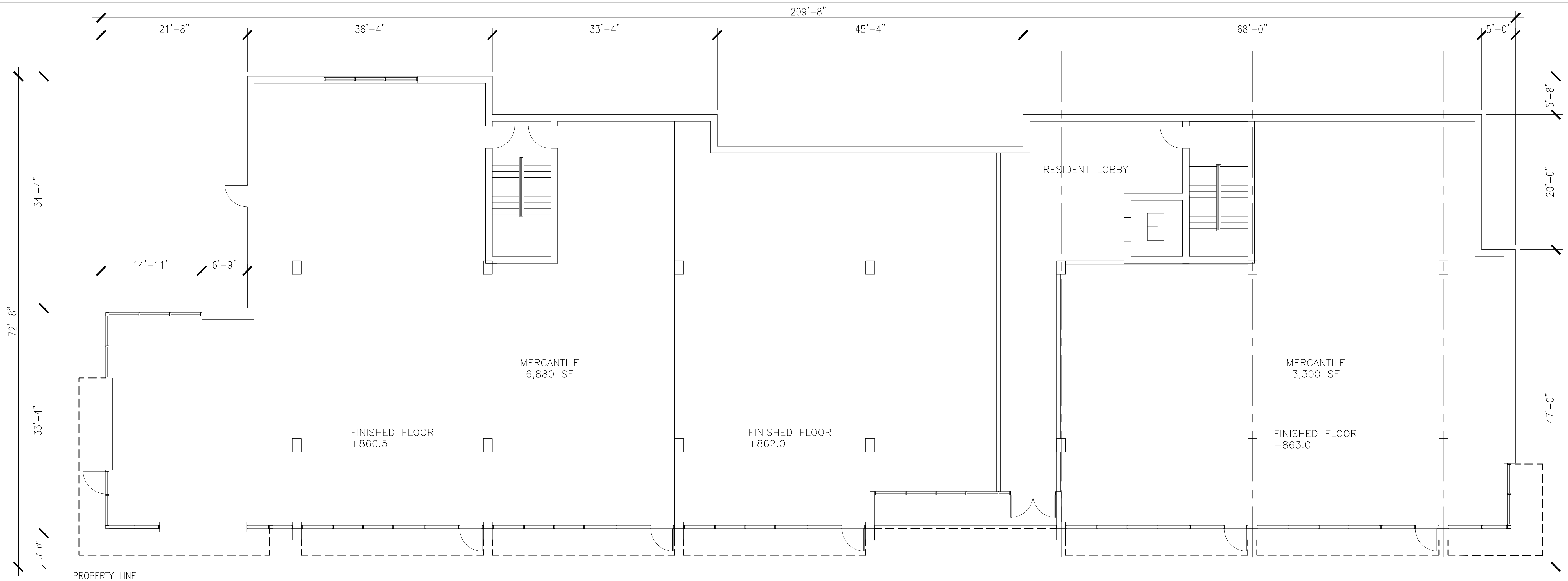
DIGGERS HOTLINE

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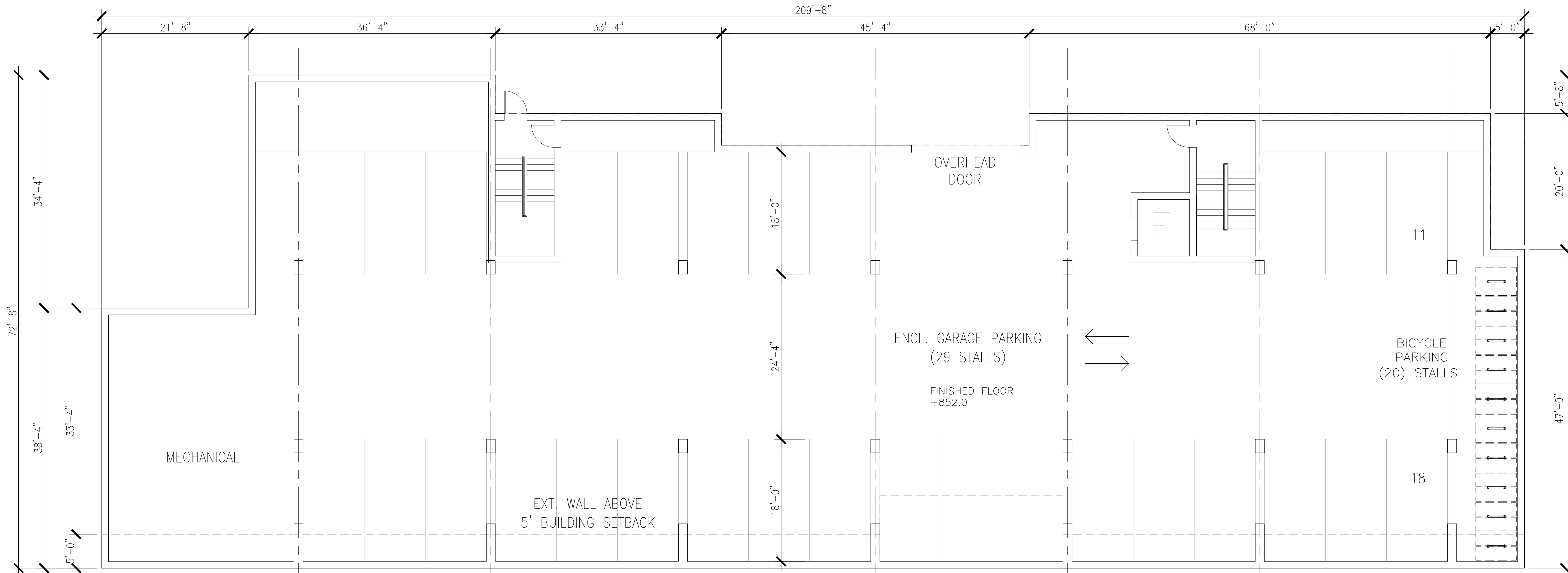
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

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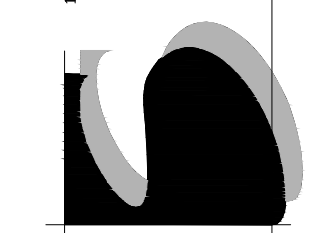


FIRST FLOOR- COMMERCIAL



GROUND LEVEL - PARKING

FOR PARAMETER ET, BUTTE, CT
 ARCHITECTS, INC.
 TELEPHONE: 603.884.7000
 FAX: 603.884.7000



SHULFER
 ARCHITECTS, LLC

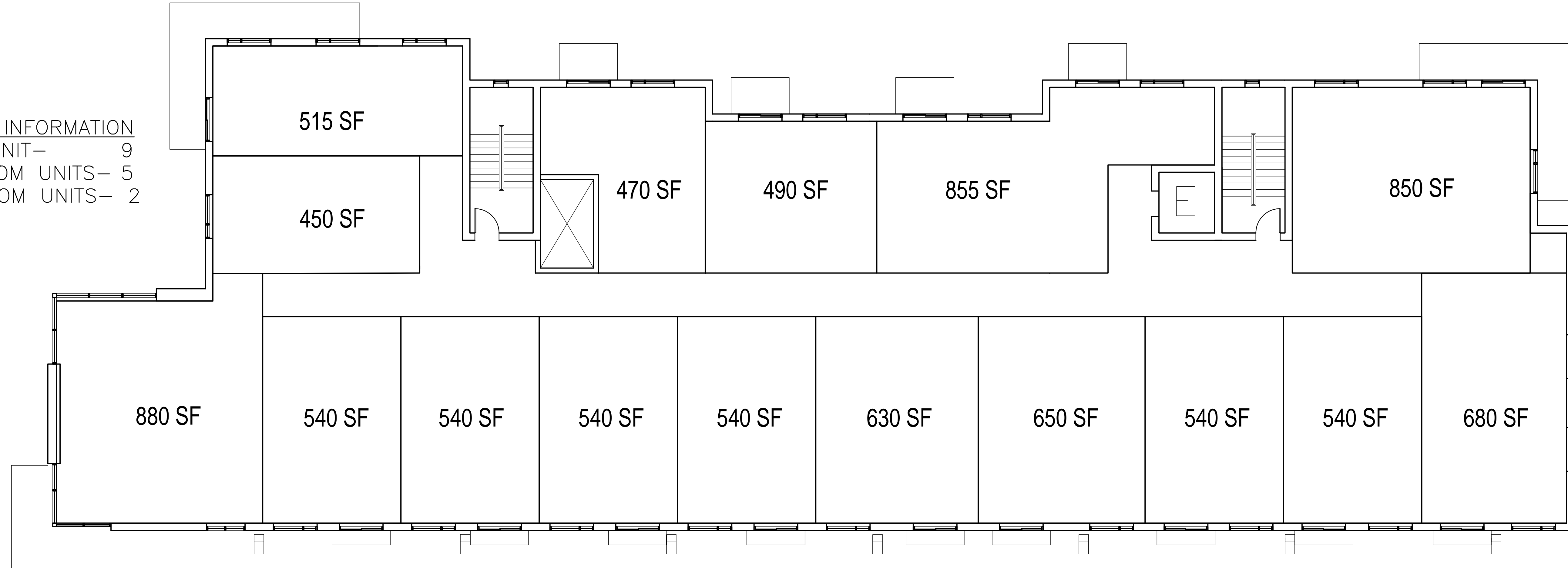
1109 S. PARK STREET

ASIAN CENTER REDEVELOPMENT
 1109 S. PARK STREET
 MADISON, WI

CONCEPT SITE PLAN

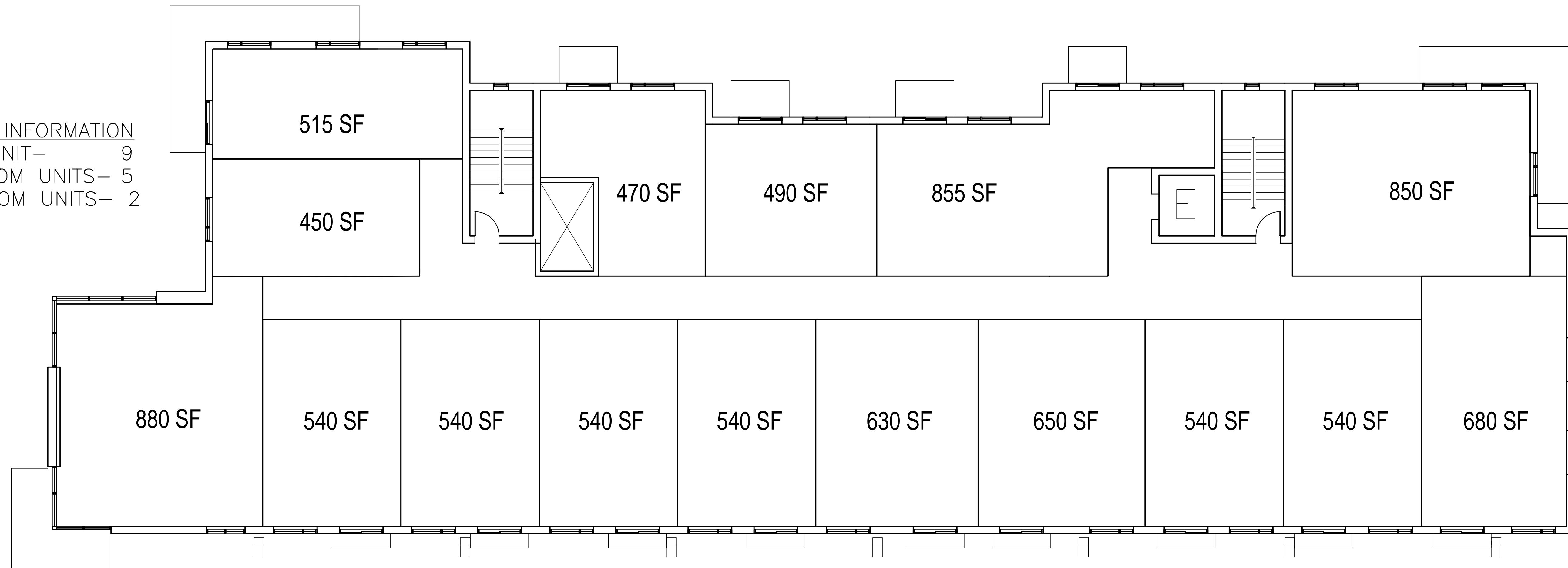
06/15/16
 UDC SUBMITTAL

PROJECT INFORMATION
 STUDIO UNIT— 9
 1 BEDROOM UNITS— 5
 2 BEDROOM UNITS— 2
 16 TOTAL



THIRD FLOOR- RESIDENTIAL

PROJECT INFORMATION
 STUDIO UNIT— 9
 1 BEDROOM UNITS— 5
 2 BEDROOM UNITS— 2
 16 TOTAL



SECOND FLOOR- RESIDENTIAL

PROJECT INFORMATION

4 STORIES

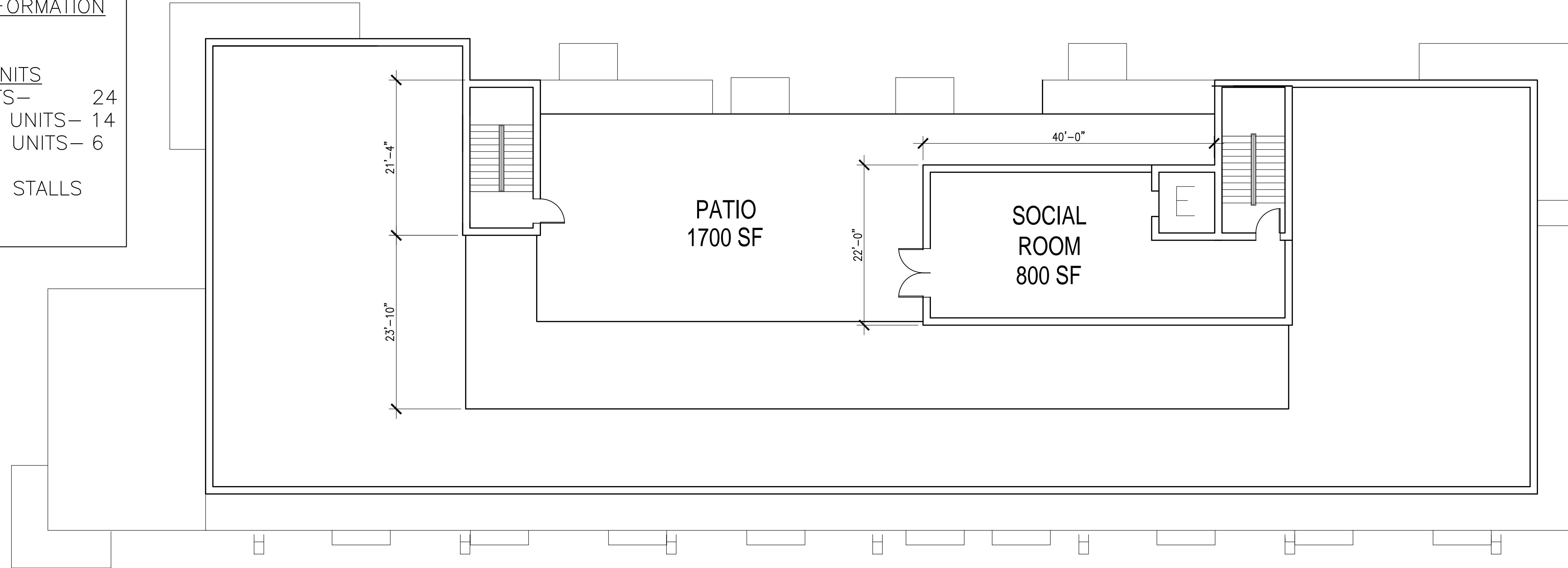
44 TOTAL UNITS

STUDIO UNITS— 24

1 BEDROOM UNITS— 14

2 BEDROOM UNITS— 6

58 PARKING STALLS



FIFTH FLOOR- SOCIAL SPACE

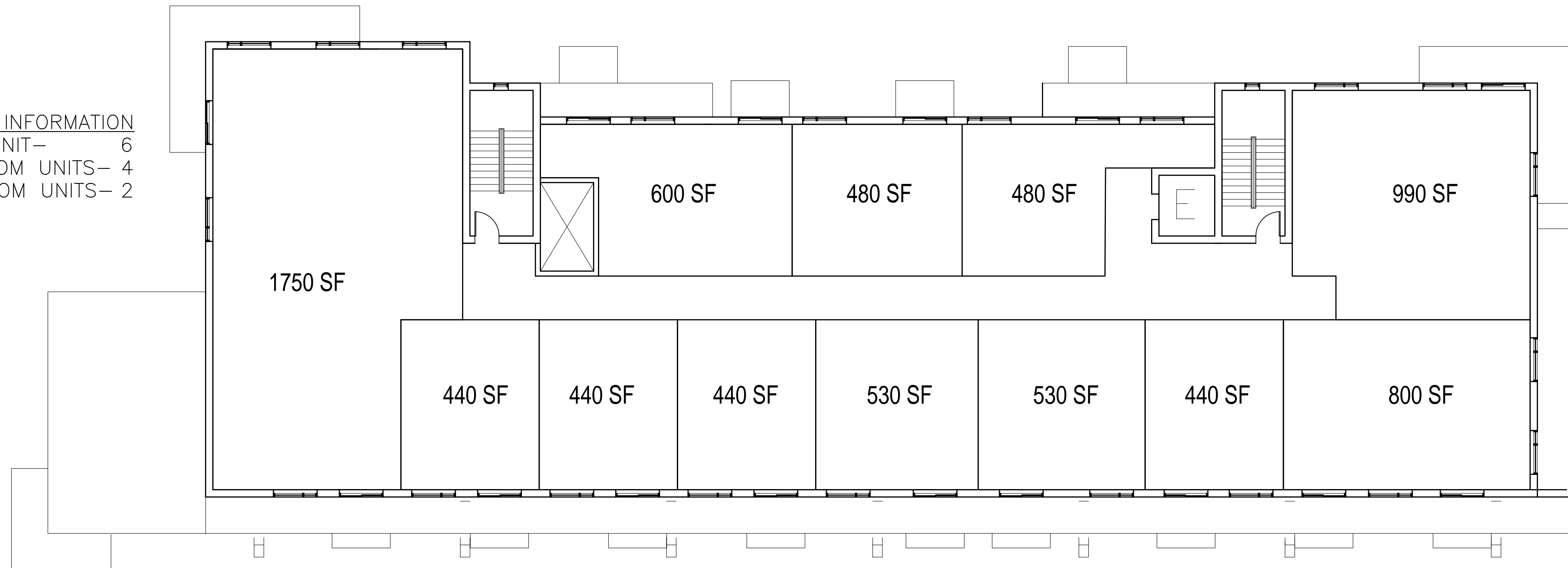
PROJECT INFORMATION

STUDIO UNIT— 6

1 BEDROOM UNITS— 4

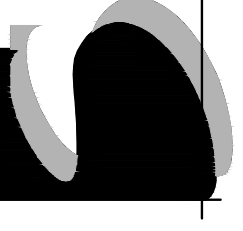
2 BEDROOM UNITS— 2

12 TOTAL



FOURTH FLOOR- RESIDENTIAL

FOR INFORMATION ONLY, NOT FOR CONSTRUCTION
TELEPHONE: 608.261.9900
FAX: 608.261.9900



SHULFER
ARCHITECTS, LLC

1109 S. PARK STREET

ASIAN CENTER REDEVELOPMENT

1109 S. PARK STREET
MADISON, WI

FLOOR PLANS

06/15/16
UDC SUBMITTAL

A2.3



- MATERIAL KEY NOTES:**
- ① THERMALLY IMPROVED ALUMINUM STOREFRONT FRAMING W/ 1" LOW-E TINTED GLAZING. COLOR: BRONZE
 - ② FIBERGLASS WINDOWS WITH OPERABLE AWING PANEL. COLOR: BRONZE
 - ③ ARCHITECTURAL FLAT SEAM METAL PANEL- VERTICAL ORIENTATION. COLOR: GREY
 - ④ ALUMINUM CANOPY SYSTEM- COLOR: BURGUNDY
 - ⑤ BRICK VENEER
 - ⑥ CULTURED STONE- BUFF COLOR
 - ⑦ LP SMARTSIDE PREFINISHED SIDING COLOR #1
 - ⑧ LP SMARTSIDE PREFINISHED SIDING COLOR #2
 - ⑨ LP SMARTSIDE PREFINISHED TRIM
 - ⑩ STAINED WOOD PLANK SOFFIT
 - ⑪ STAINED CEDAR TRELLIS
 - ⑫ PHENOLIC RESIN PANELS- WOOD GRAIN
 - ⑬ BREAK METAL CAP- COLOR CHARCOAL

1 NORTH ELEVATION
1/8"=1'-0"



2 WEST ELEVATION
1/8"=1'-0"



1 SOUTH ELEVATION
1/8"=1'-0"

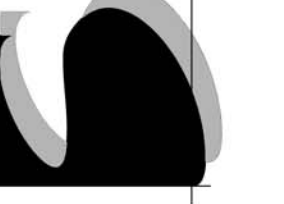
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 - ⑪ STAINED CEDAR TRELLIS
 - ⑫ PHENOLIC RESIN PANELS- WOOD GRAIN
 - ⑬ BREAK METAL CAP- COLOR CHARCOAL



2 EAST ELEVATION
1/8"=1'-0"



1109 S. PARK STREET, SUITE 200
MADISON, WISCONSIN 53704
TEL: 608.261.0000 FAX: 608.871.0009



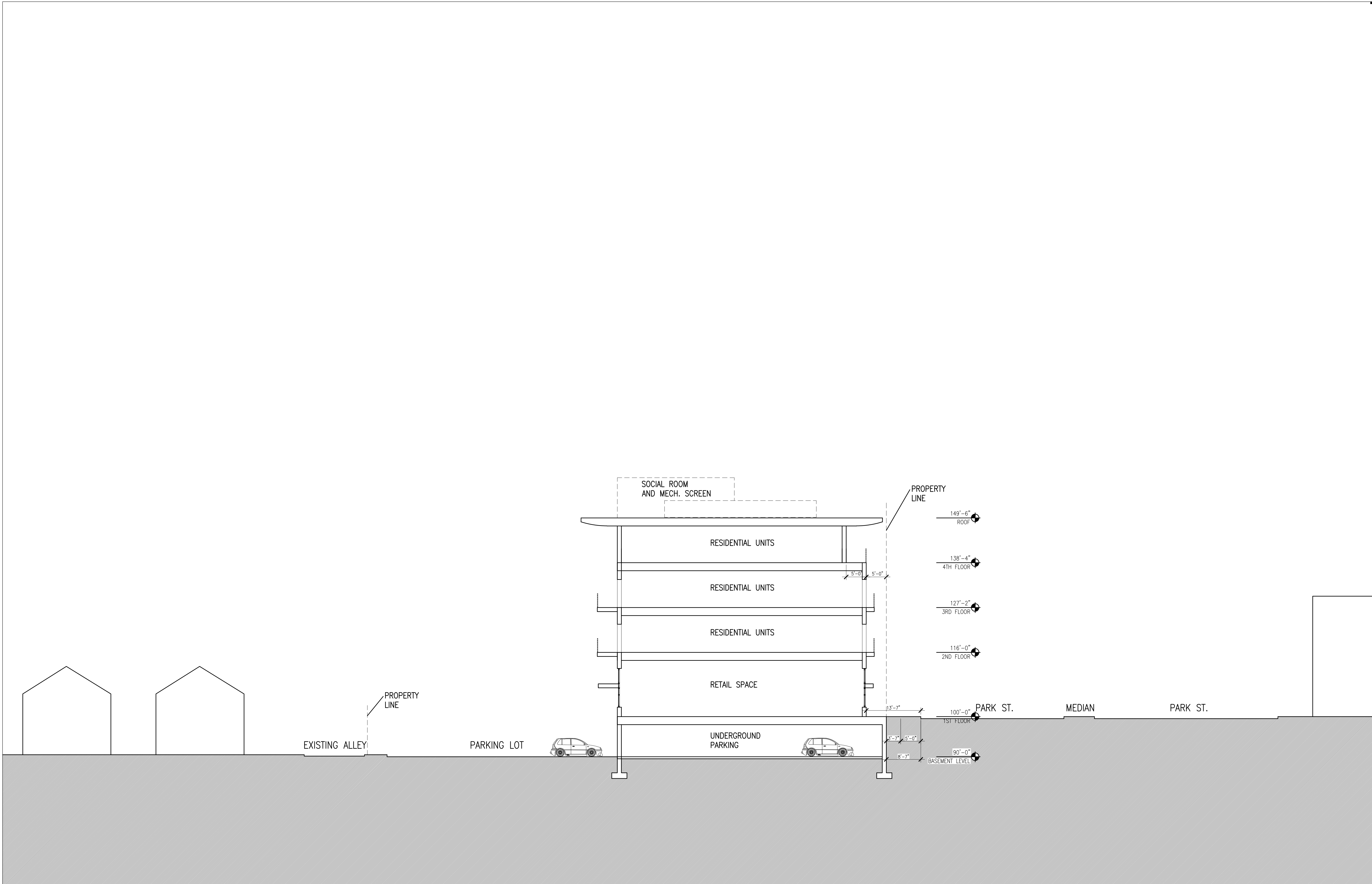
SHULFER
ARCHITECTS, LLC

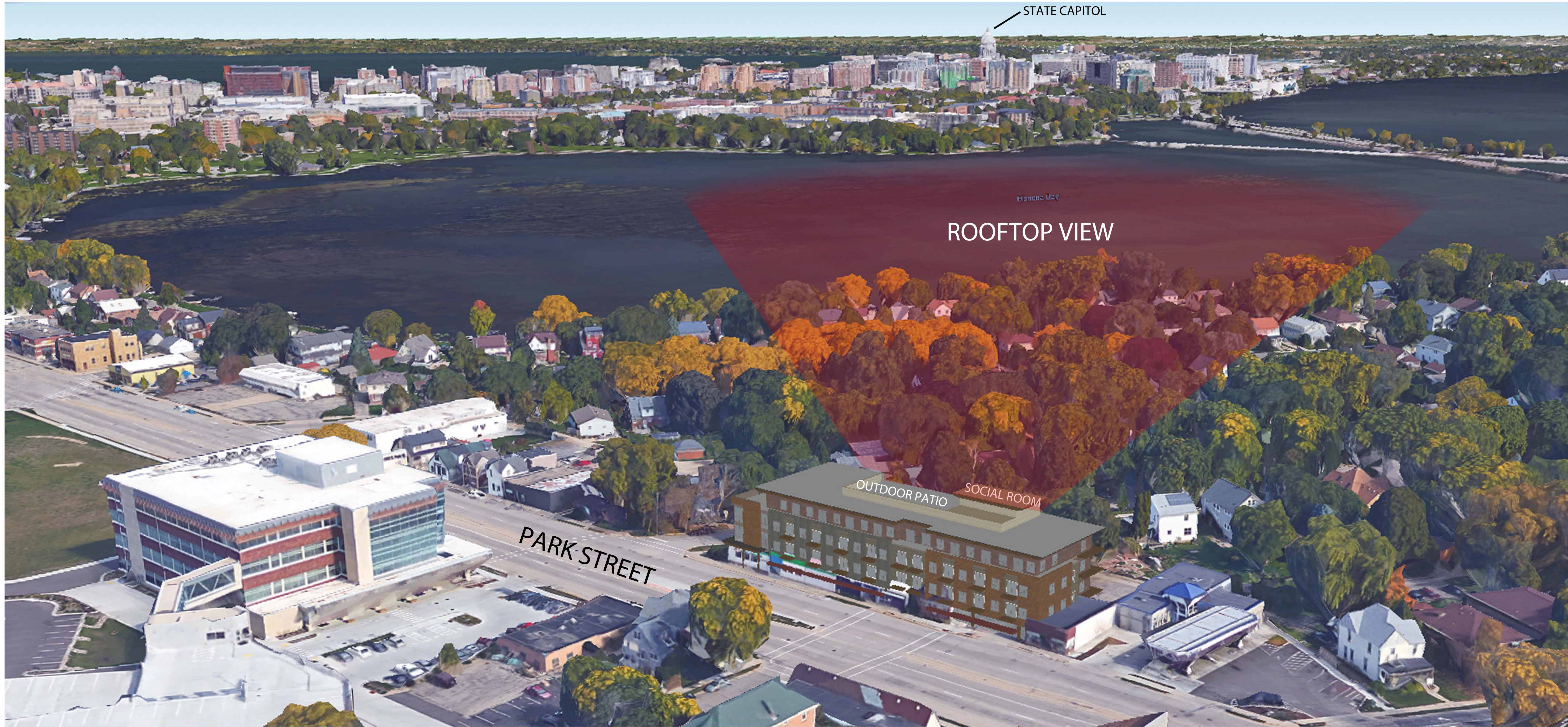
1109 S. PARK STREET

ASIAN CENTER REDEVELOPMENT
1109 S. PARK STREET
MADISON, WI

RENDERINGS









June 14, 2016

City of Madison
Department of Planning and Community Development-Urban Design Commission
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701

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Re: Proposed new development
1109 S. Park St.
Madison, Wisconsin

On behalf of property owner Sue Jiang, I am submitting this project overview to the city of Madison Urban Design Commission.

Project Overview:

The project has incorporated various changes to address comments and concerns from the first UDC meeting and neighborhood meetings.

On the Park Street side of the building, full balconies were reduced to Juliet balconies in order to help with concerns over safety, and provide additional area for street tree canopies.

Architectural changes to the project were focused on the neighborhood side of the building. The parking lot entrance was slid back to combine with the alley entrance, which provides additional space for development along Emerson Street. The back of the building was opened up with storefront windows added. Further, the patio was wrapped around the building with a trellis element to define seating areas. Exterior materials from Park Street were utilized on the back of the building. The trash was also moved from inside the building near Emerson Street to the end of the parking lot to alleviate noise/sound concerns for nearby residents.

Additional consideration was given to the parking area. New trellis structures are proposed to buffer the transition to the alley. A bike tune-up area is also proposed. This area would provide a bottle filling station and air for bike tires, along with seating built into the planters. The space would bring additional activity to the site by the neighborhood residents.

The 5th story social room was stepped back away from the roof line to visually reduce the height of the building along Emerson Street.



Zoning District:

The property is currently zoned TSS, Traditional Shopping Street.

UDC Design District:

The property is in the UDC Design District #7

Project Data:

Proposed Use:	Mixed Use Development
Project Name:	1109 S. Park St.
Lot size:	27,917 sf
Building lot coverage:	22,985 sf
Lot Coverage:	82% coverage
Sidewalk width	
At Park Street:	13'-7"
Automobile Parking:	58 parking stalls
Bicycle Parking:	50 total spaces required
Building Height:	Proposed 4 stories at Park Street.
Apartment Totals:	Studio Units- 20
	1 Bedroom Units- 23
	<u>2 Bedroom Units- 4</u>
	47 Total Units

Respectfully,

Nick Badura
SHULFER ARCHITECTS, LLC