

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # 31651

DATE SUBMITTED: <u>5/28/14</u>	<u> </u> Action Requested
UDC MEETING DATE: <u>7/23/14</u>	<u> </u> Informational Presentation
	<u> </u> Initial Approval and/or Recommendation
	<u> </u> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 722 - 734 Williamson St.

ALDERMANIC DISTRICT: Rummel - 6th

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Baldwin Development Group LLC /</u>	<u>Kahler Slater /</u>
<u>Jim Bower</u>	<u>Tom Miller</u>

CONTACT PERSON: Jim Bower

Address: 410 N Baldwin St
Madison WI

Phone: 608 256-9797

Fax: _____

E-mail address: jbower@baldwindevgroup

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.



SITE LOCATOR MAP

734 WILLIAMSON STREET

MADISON, WI

MAY 28, 2014

LANDUSE APPLICATION

SHEET INDEX:

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- C1.02 PROPOSED GRADING AND UTILITY PLAN

- LP.01 LANDSCAPE PLAN

- AS.01 ARCHITECTURAL SITE PLAN
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- A1.14 ARCHITECTURAL FLOOR PLANS
- A1.15 ARCHITECTURAL FLOOR PLANS
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- A2.11 EXTERIOR BUILDING ELEVATIONS
- A2.12 EXTERIOR BUILDING PERSPECTIVES
- A2.13 CONTEXTUAL SITE PHOTOS

PROJECT TEAM:

DEVELOPER:
BALDWIN DEVELOPMENT
GROUP, LLC
410 N BALDWIN ST
MADISON, WI 53703
JIM BOWER 608-256-9797

SURVEY/CIVIL/ENVIRONMENTAL:

SCS ENGINEER
2830 DAIRY DRIVE
MADISON, WI 53703
MARK HUBER, P.E.
ERIC OELKERS, P.G.

ARCHITECT:

KAHLER SLATER, INC
111 W WISCONSIN AVE
MILWAUKEE, WI 53203
THOMAS MILLER

LANDSCAPE:

KEN SAIKI DESIGN
303 S PATTERSON STREET, STE 1
MADISON, WI
STEVIE KOEPP



Issue Date:
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**LANDUSE
APPLICATION**

734 Williamson Street
Madison, WI

Project No.
21.3069.00

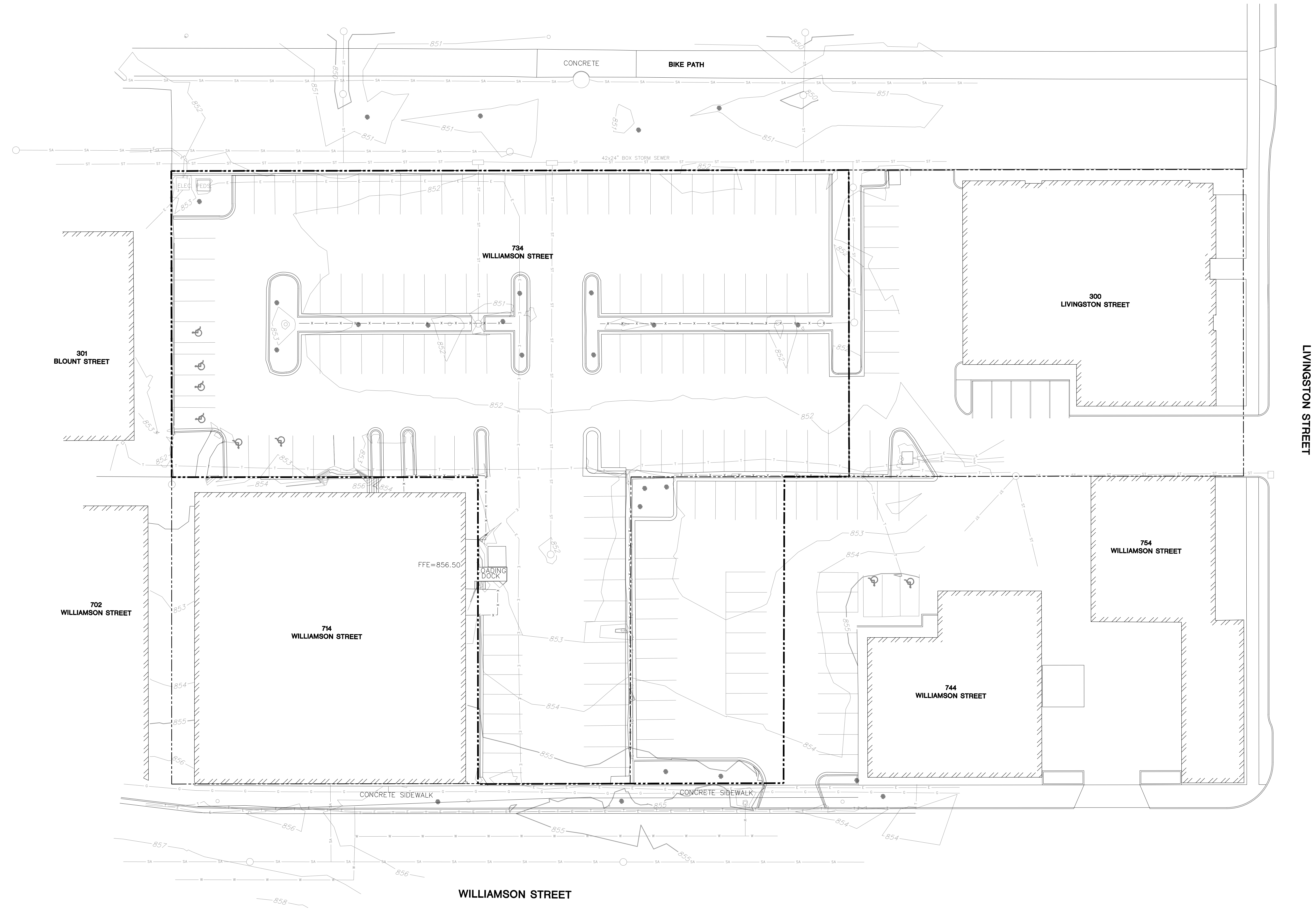
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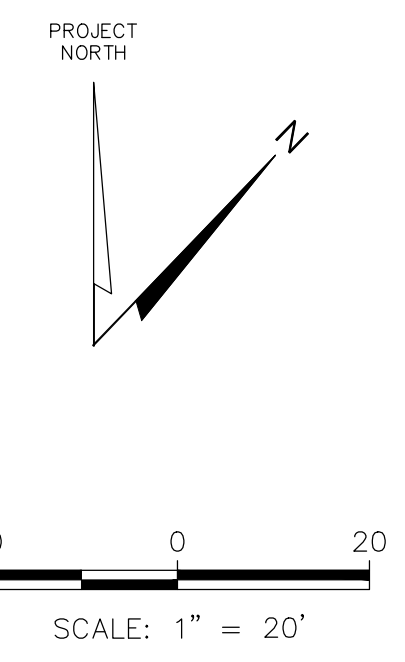
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- LEGEND**
- - - EXISTING PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - - - EXISTING FENCE
 - - - EXISTING ELECTRIC
 - - - EXISTING GAS MAIN
 - - - EXISTING SANITARY SEWER
 - - - EXISTING STORM SEWER
 - - - EXISTING TELEPHONE
 - - - EXISTING WATER MAIN
 - EXISTING TREE



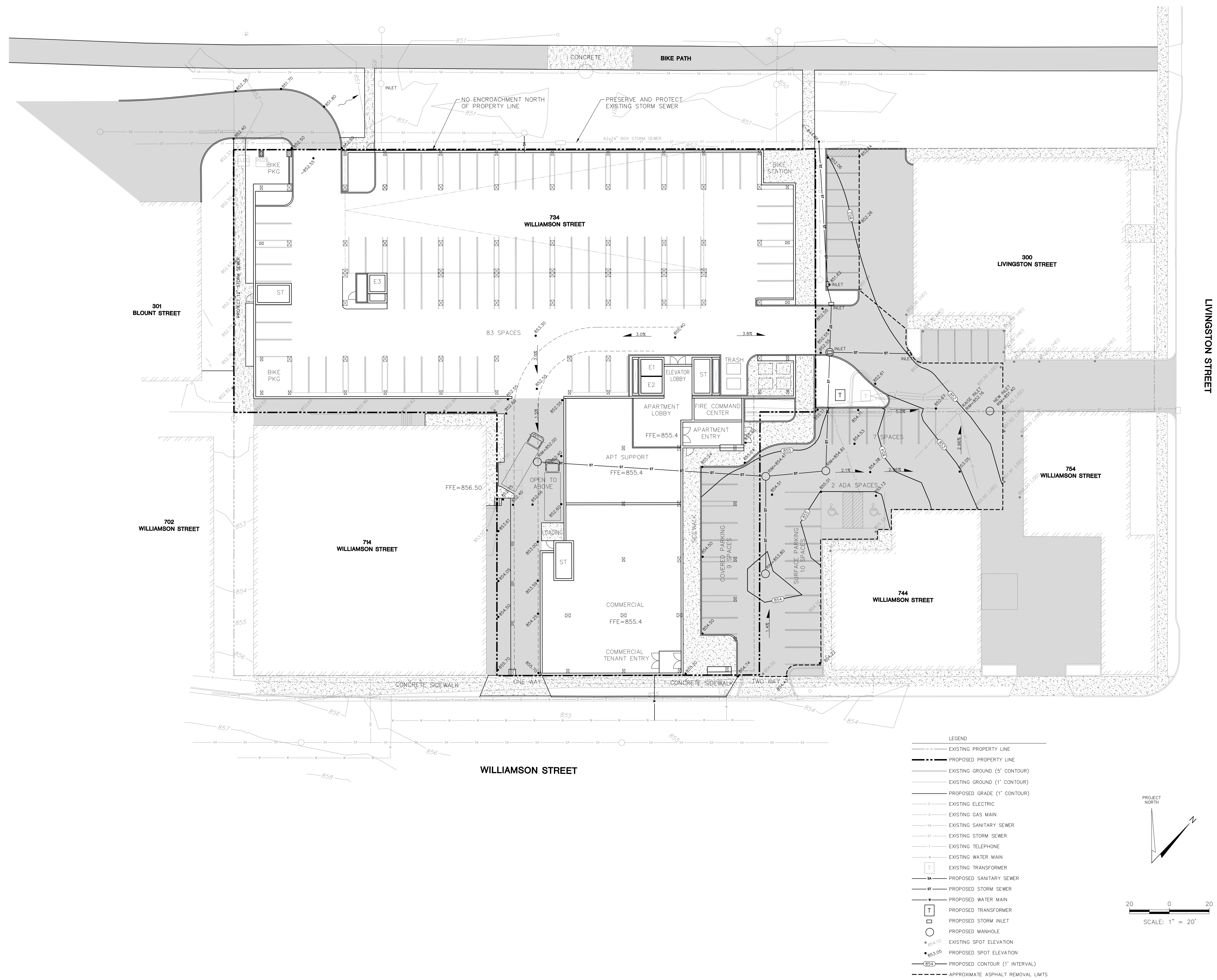
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EXISTING CONDITIONS

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PROPOSED GRADING AND UTILITY PLAN

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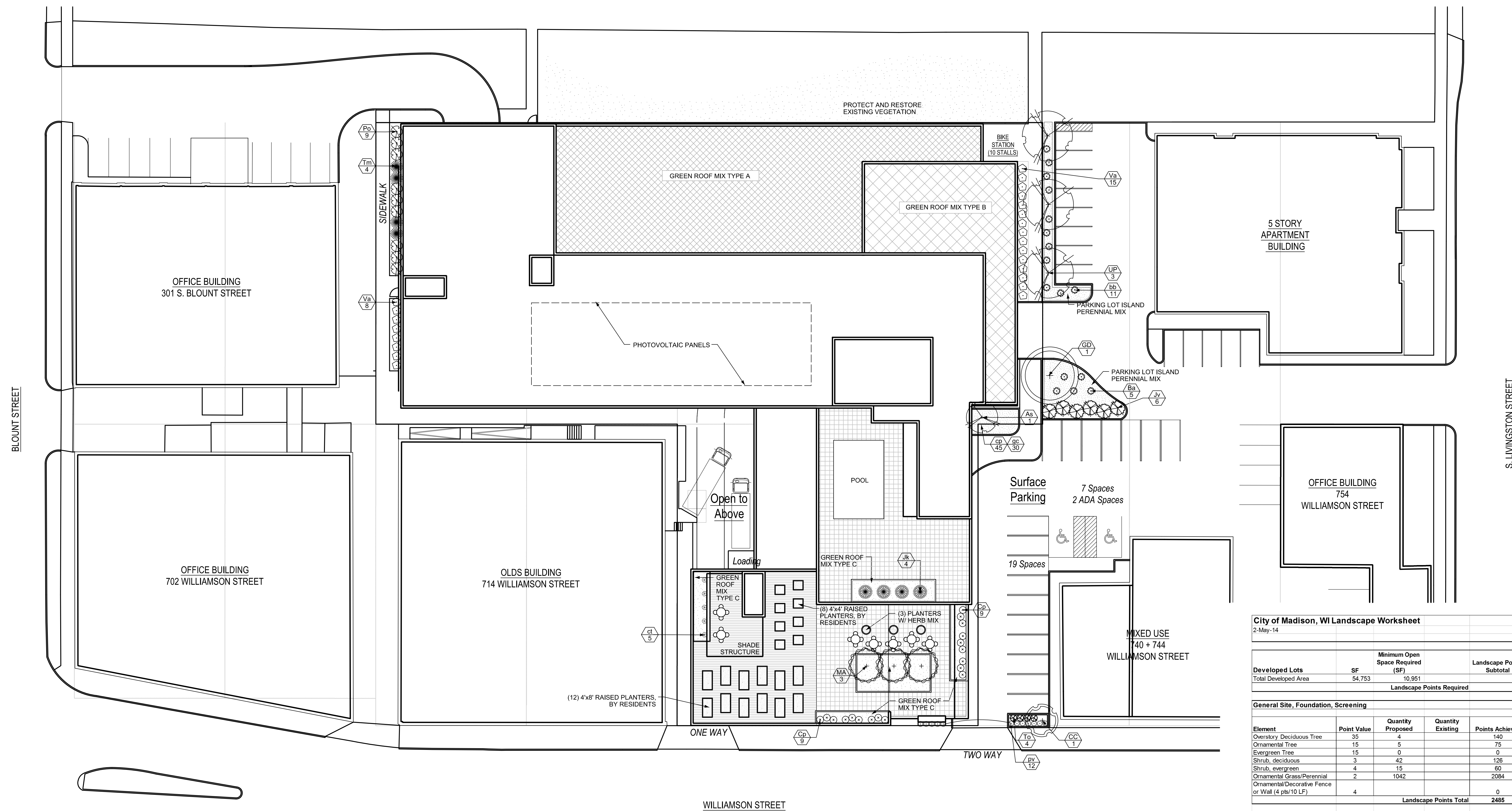
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Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
GD	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky coffeetree				
UP	<i>Ulmus</i> 'Princeton'	Princeton Elm				
Ornamental Trees						
AS	<i>Amelanchier canadensis</i> 'Sprizam'	Spring Glory Serviceberry				
CC	<i>Carpinus caroliniana</i>	American Hornbeam				
MR	<i>Malus</i> 'JFS-KW5'	Royal Raindrops Crabapple				
Deciduous Shrubs						
Cp	<i>Cornus pumila</i>	Red Tipped Dwarf Dogwood				
Po	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Eastern Ninebark				
Va	<i>Viburnum acerifolium</i>	Mapleleaf Viburnum				
Evergreen Shrubs						
JK	<i>Juniperus chinensis</i> 'Kallay'	Kallays Compact Pfitzer Juniper				
Jv	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper				
Tm	<i>Taxus x media</i> 'Tauntonii'	Taunton Yew				
To	<i>Thuja occidentalis</i> 'Little Gem'	Little Gem Arborvitae				
Perennials/Grasses/Groundcovers						
cp	<i>Carex pensylvanica</i>	Penn Sedge				
ct	<i>Clematis ternifolia</i> 'Sweet Autumn'	Sweet Autumn Clematis				
gc	<i>Geranium carabrigense</i> 'Biokovo'	Biokovo Cranesbill				
pv	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass				
Parking Lot Perennials Mix						
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
bb	<i>Baptisia x bicolor</i> 'Starlite'	Starlite Prairieblues False Indigo				
rt	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black-eyed Susan				
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	89			
ss	<i>Schizachyrium scoparium</i>	Little Bluestem	89			

Sample Green Roof Mix Type A (Part to Full Shade, Extensive)						
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
	<i>Alchemilla mollis</i>	Lady's Mantle		2 1/2"	Plug	full sun to part shade
	<i>Allium flavum</i>	Small Yellow Onion		2 1/2"	Plug	part sun to shade
	<i>Allium schoenoprasum</i>	Chives (Purple)		2 1/2"	Plug	full sun to part shade
	<i>Anemone sylvestris</i>	Snowdrop Windflower		2 1/2"	Plug	part shade
	<i>Aquilegia canadensis</i>	Wild Columbine		2 1/2"	Plug	full sun to part shade
	<i>Campanula rotundifolia</i>	Harebell		2 1/2"	Plug	part to full shade
	<i>Liriope spicata</i>	Creeping Lily-turf		2 1/2"	Plug	full sun to part shade
	<i>Mertensia virginica</i>	Virginia Bluebells		2 1/2"	Plug	part to full shade
	<i>Penstemon arkansas</i>	Beardtongue		2 1/2"	Plug	full sun to part shade
	<i>Tradescantia bracteata</i>	Spiderwort		2 1/2"	Plug	full sun to shade
	<i>Carex appalachia</i>	Appalachian Sedge		2 1/2"	Plug	Space 12" o.c.
	<i>Carex pennsylvanica</i>	Pennsylvania Sedge		2 1/2"	Plug	Space 9" o.c.
	<i>Carex eburnea</i>	Ivory Sedge		2 1/2"	Plug	Space 6" o.c.
	<i>Epimedium rubrum</i>	Bishop's Hat		2 1/2"	Plug	Space 12" o.c.
	<i>Sedum sexangulare</i>					
	<i>Sedum caudicolum</i>					
	<i>Sedum ternatum</i>					
	<i>Sedum hybrid</i> 'Immergrunchen'					
	<i>Sedum spurium</i> 'Green Mantle'					
	<i>Sedum spurium</i> 'Eco Mt. Emei'					
	<i>Sedum spurium</i> 'Album Superbum'					
	<i>Sedum pachyclados</i>					

Green Roof Mix Type C (Full Sun, Intensive)						
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
sn	<i>Salvia nemerosa</i> 'Caradonna'	Caradonna Salvia				
cv	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Threadleaf Coreopsis				
gk	<i>Koeleria cristata</i>	June Grass / Crested Hair Grass	316			
gs	<i>Setaria caerulea</i>	Blue Moor Grass	316			

Sample Green Roof Mix Type B (Full Sun, Extensive)						
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
	<i>Arenaria frigida</i>	Prairie Sagewort		2 1/2"	Plug	full sun
	<i>Aster novae angliae</i> 'Purple Dome'	Purple Dome New England Aster		2 1/2"	Plug	full sun
	<i>Dalea candida</i>	White Prairie Clover		2 1/2"	Plug	full sun
	<i>Dalea purpurea</i>	Purple Prairie Clover		2 1/2"	Plug	full sun
	<i>Dianthus carthusianorum</i>	Cheddar Pinks		2 1/2"	Plug	full sun
	<i>Dianthus gratianopolitan</i> 'Fire Witch'	Fire Witch Cheddar Pinks		2 1/2"	Plug	full sun
	<i>Dianthus subcaeruleus</i> 'Gary Eichhorn'	Gary Eichhorn Cheddar Pinks		2 1/2"	Plug	full sun
	<i>Euphorbia cyparissias</i>	Spurge		2 1/2"	Plug	full sun
	<i>Iris pumila</i> 'Boo'	Dwarf Bearded Iris		2 1/2"	Plug	full sun
	<i>Iris pumila</i> 'What Again'	Dwarf Bearded Iris		2 1/2"	Plug	full sun
	<i>Koeleria cristata</i>	June Grass	237	2 1/2"	Plug	full sun
	<i>Opuntia humifusa</i>	Prickly Pear Cactus		2 1/2"	Plug	full sun
	<i>Rudbeckia fulgida</i> var. 'deamii'	Black-Eyed-Susan		2 1/2"	Plug	full sun
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	237	2 1/2"	Plug	full sun
	<i>Sedum album</i>					
	<i>Sedum eliacombianum</i>					
	<i>Sedum floriferum</i> 'Weihenstephaner Gold'					
	<i>Sedum hybrid</i> 'Immergrunchen'					
	<i>Sedum kamschatcicum</i>					
	<i>Sedum acre</i> 'Gold Moss'					
	<i>Sedum caudicolum</i>					
	<i>Sedum divergens</i>					
	<i>Sedum hispanicum</i> 'Purple Form'					
	<i>Sedum hybridum</i> 'Czar's Gold'					
	<i>Sedum kamschatcicum</i> 'Variegatum'					
	<i>Sedum reflexum</i>					
	<i>Sedum rupestre</i>					
	<i>Sedum spurium</i> 'Summer Glory'					
	<i>Sedum spurium</i> 'Tncolor'					
	<i>Sedum takesimensis</i> 'Gold Carpet'					



City of Madison, WI Landscape Worksheet				
2-May-14				
Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Points Subtotal	
Total Developed Area	54,753	10,951	913	
Landscape Points Required			913	
General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	4		140
Ornamental Tree	15	5		75
Evergreen Tree	15	0		0
Shrub, deciduous	3	42		126
Shrub, evergreen	4	15		60
Ornamental Grass/Perennial	2	1042		2084
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
Landscape Points Total			2485	
Interior Parking Lots		Overstory Trees Required		
Total Parking Lot Area	8,065			
Mn. Parking Lot Islands (5%)	403		3	
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	4		140
Ornamental Tree	15	2		30

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LAND USE APPLICATION

734 Williamson Street
Madison, WI

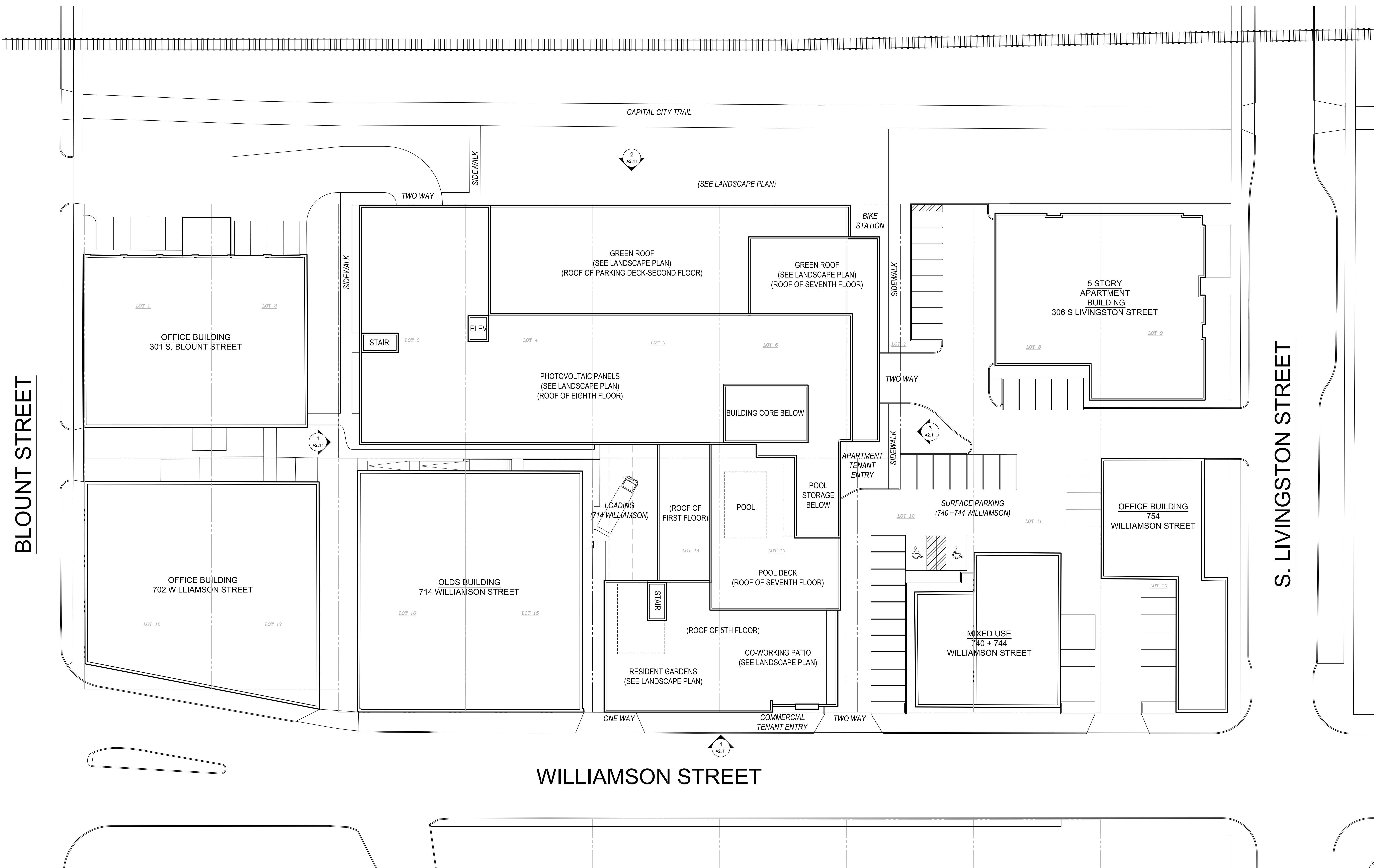
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LANDSCAPE PLAN

LANDSCAPE PLAN



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BLOUNT STREET

S. LIVINGSTON STREET

WILLIAMSON STREET

ARCHITECTURAL SITE PLAN

NOTE: ROOF PLAN SHOWN

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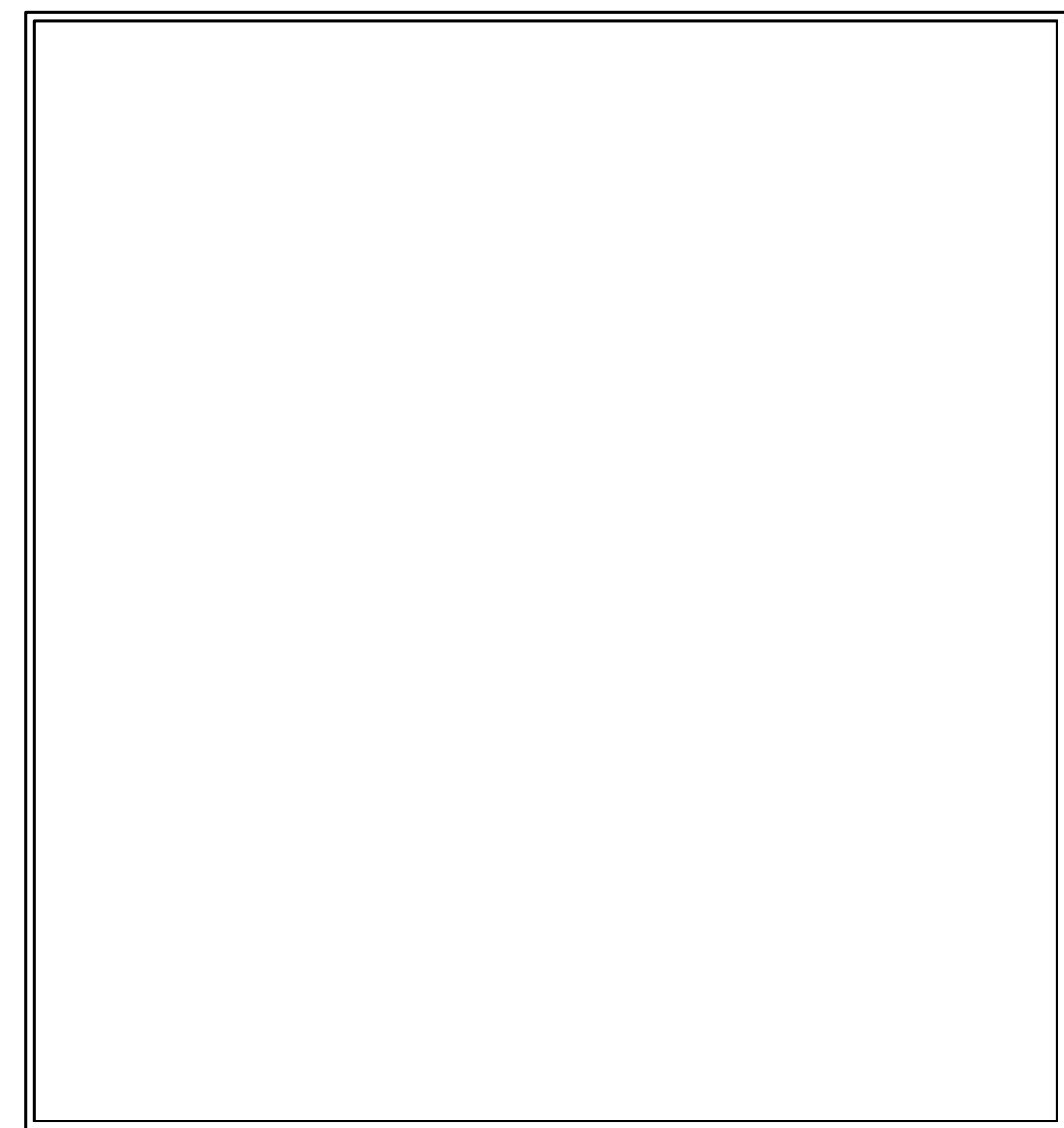
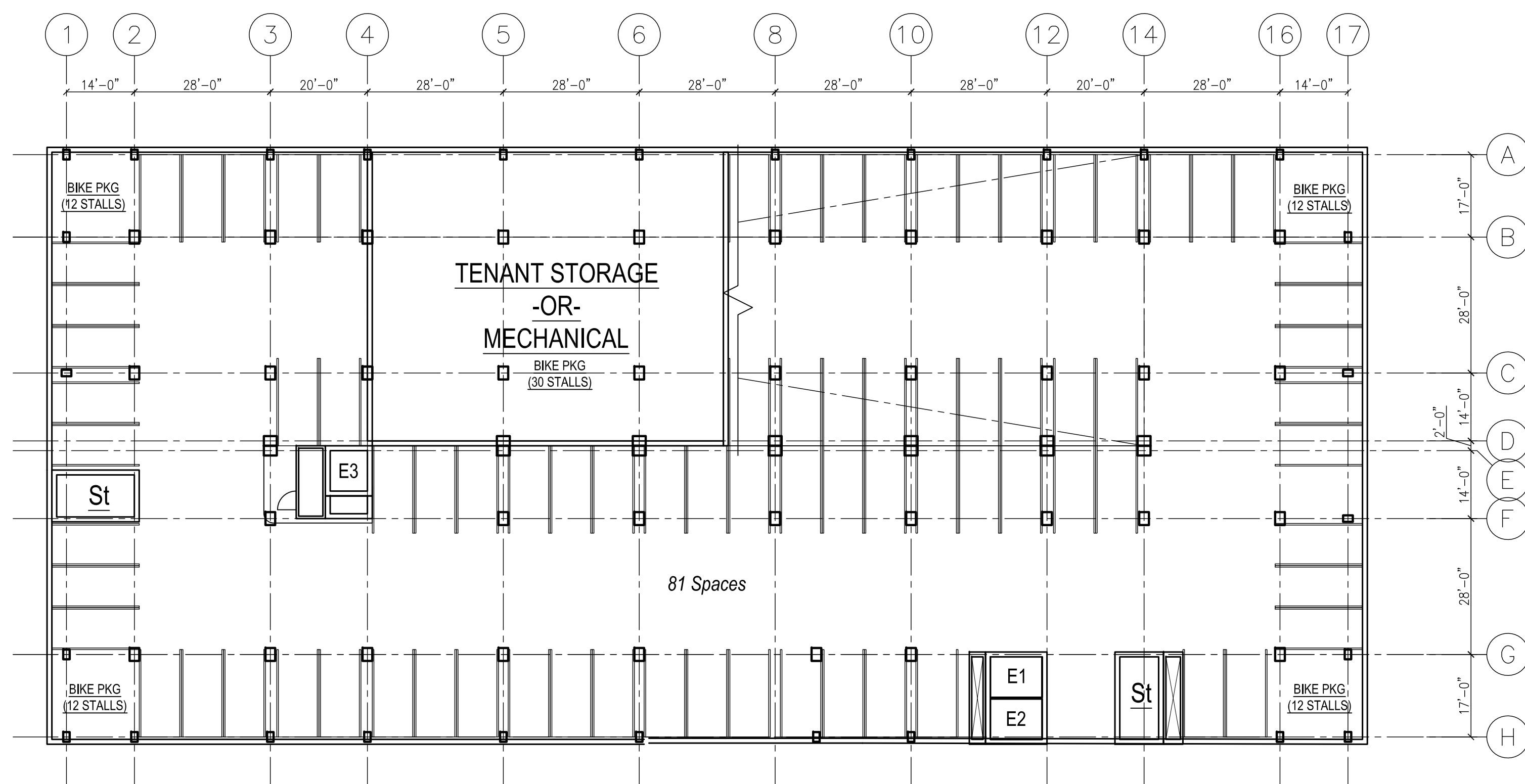
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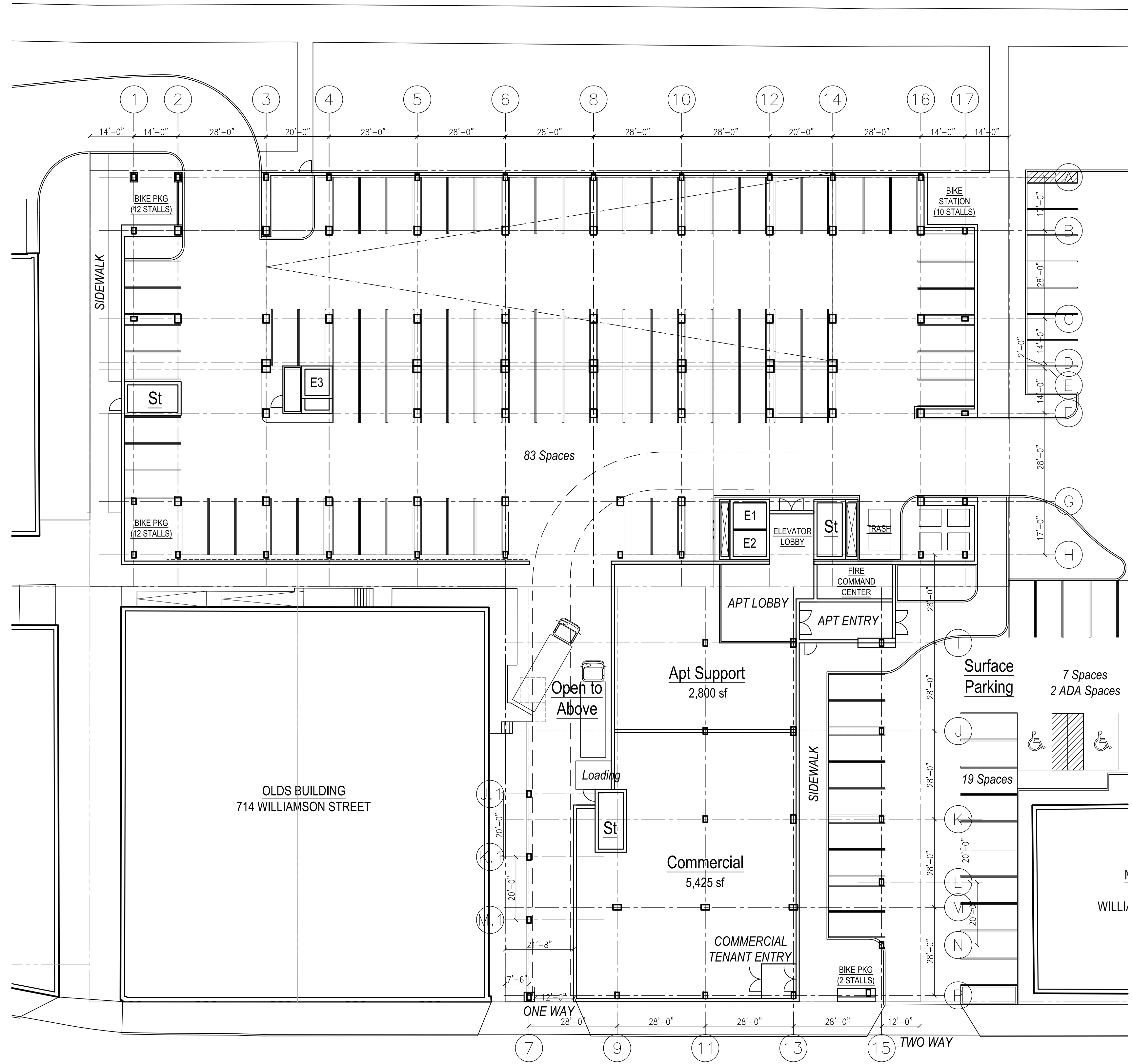
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LOWER LEVEL FLOOR PLAN



FIRST FLOOR PLAN

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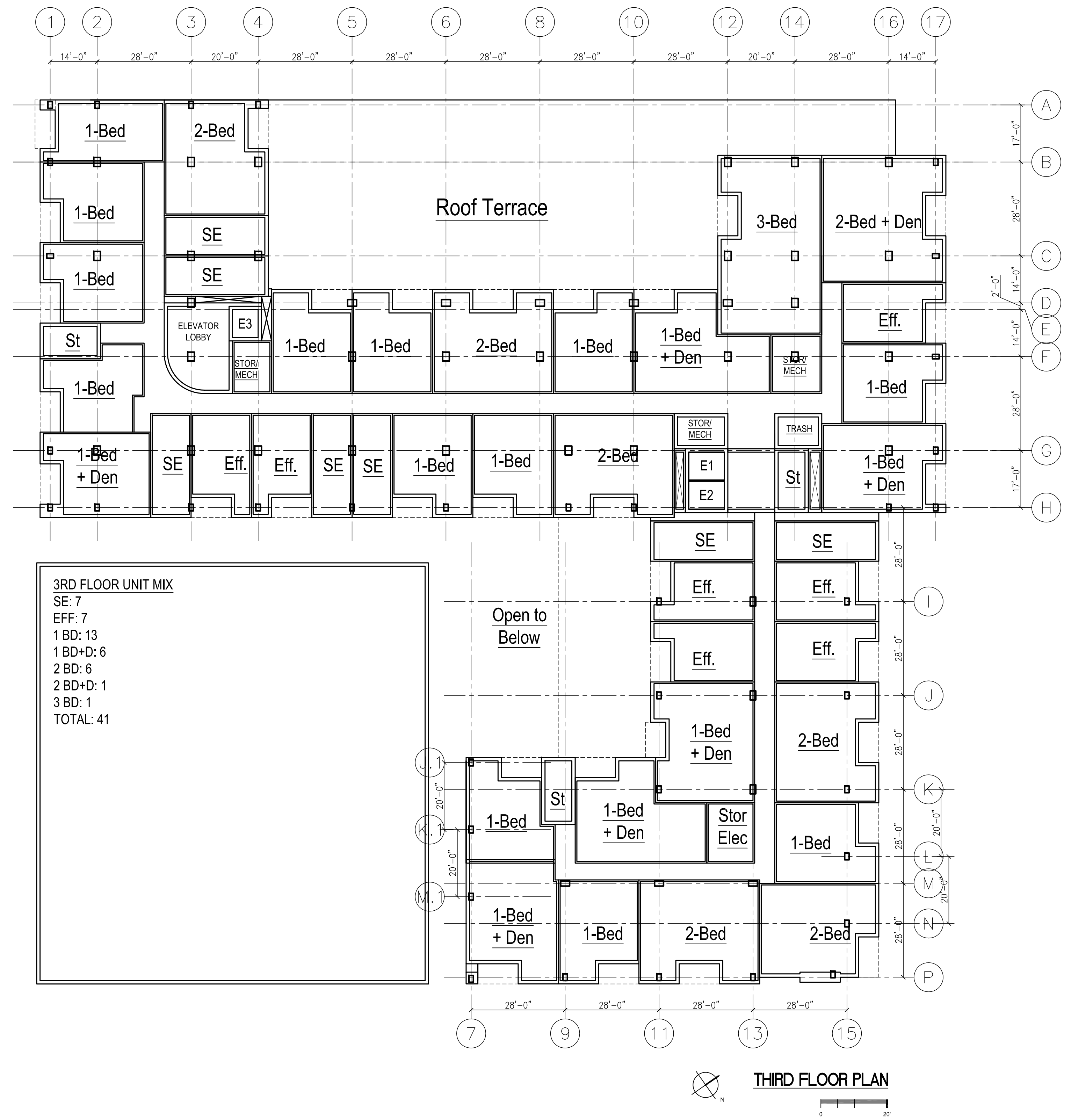
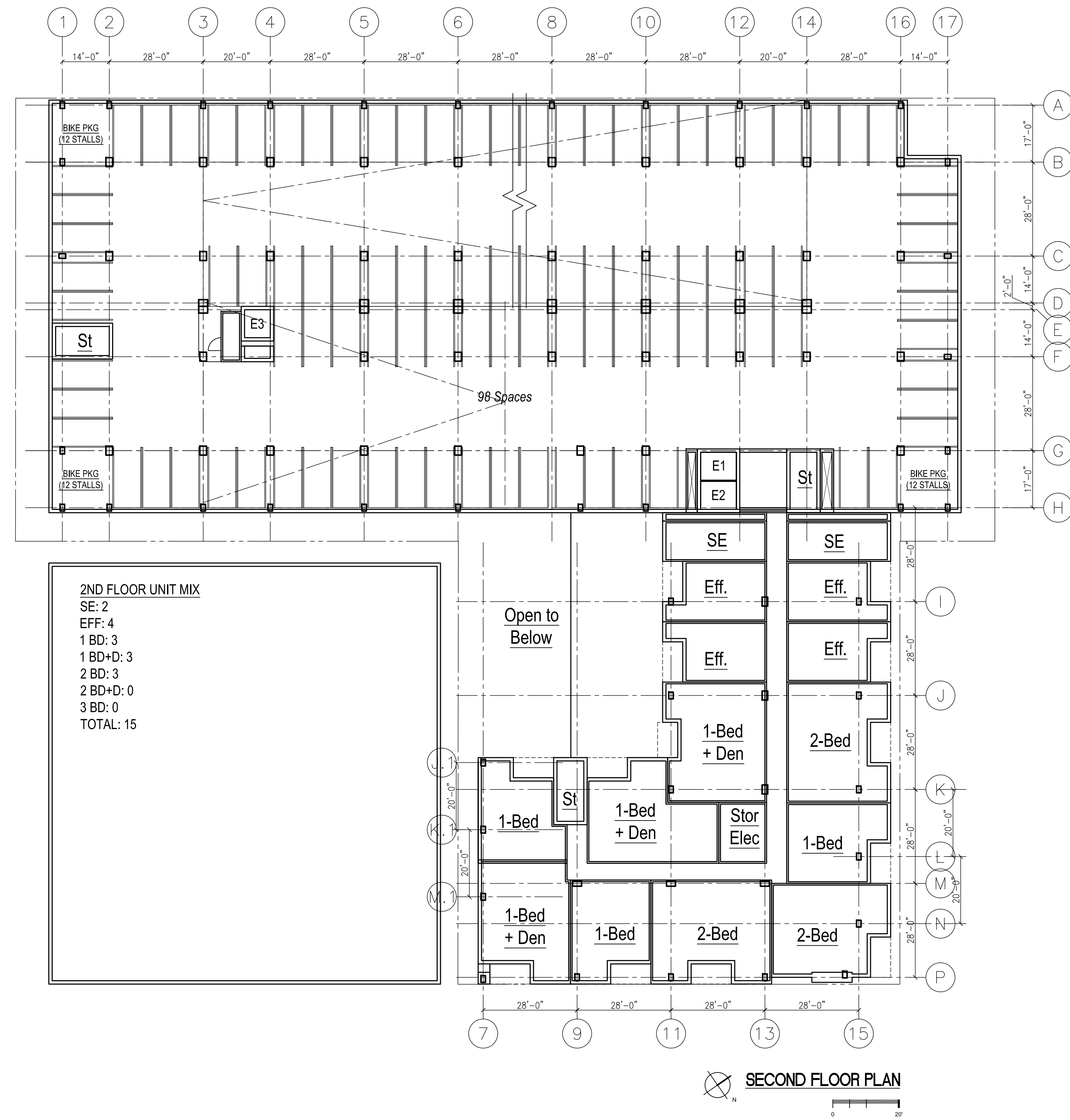
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ARCHITECTURAL
FLOOR PLANS
FLOORS LL & 01

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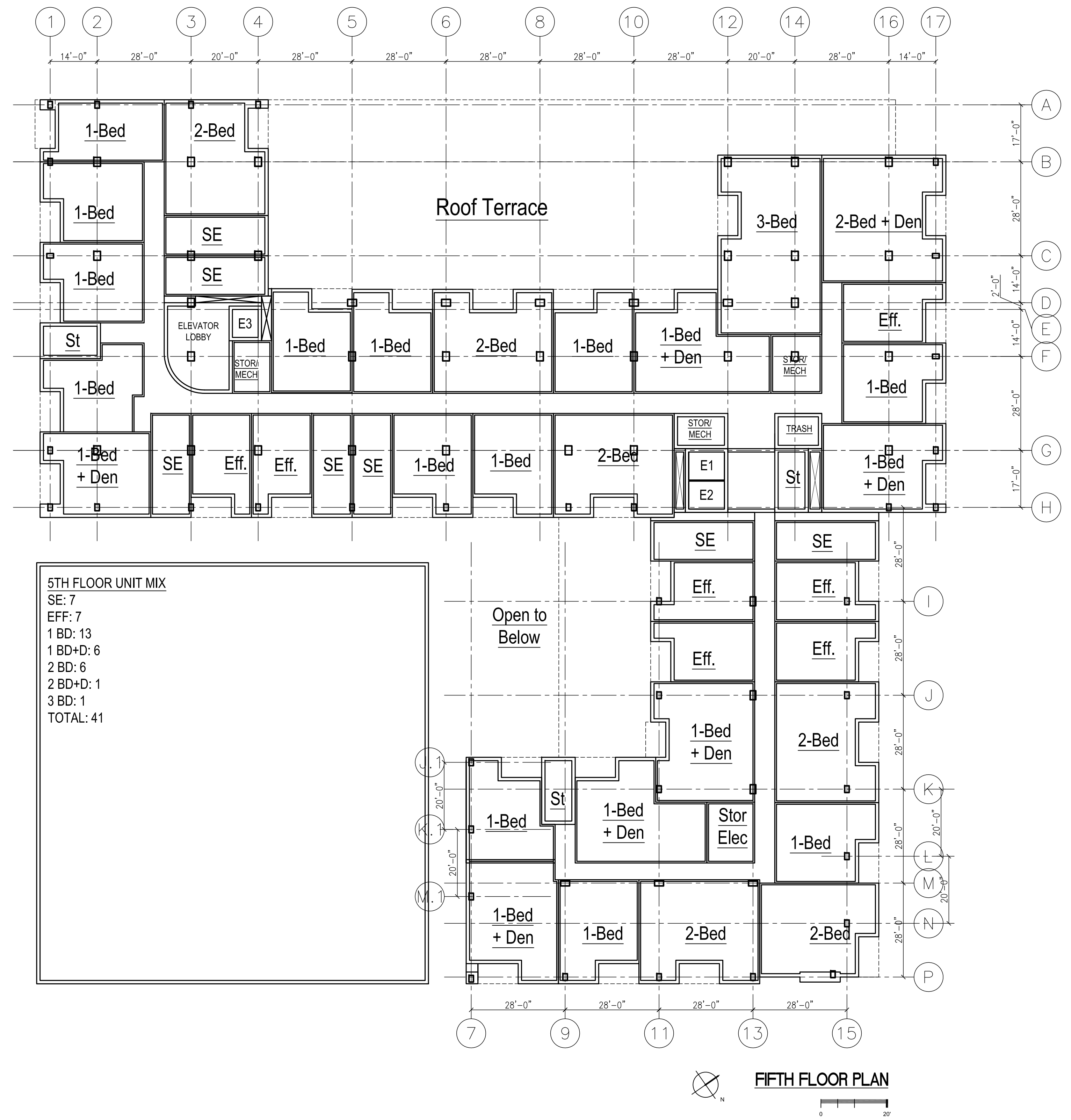
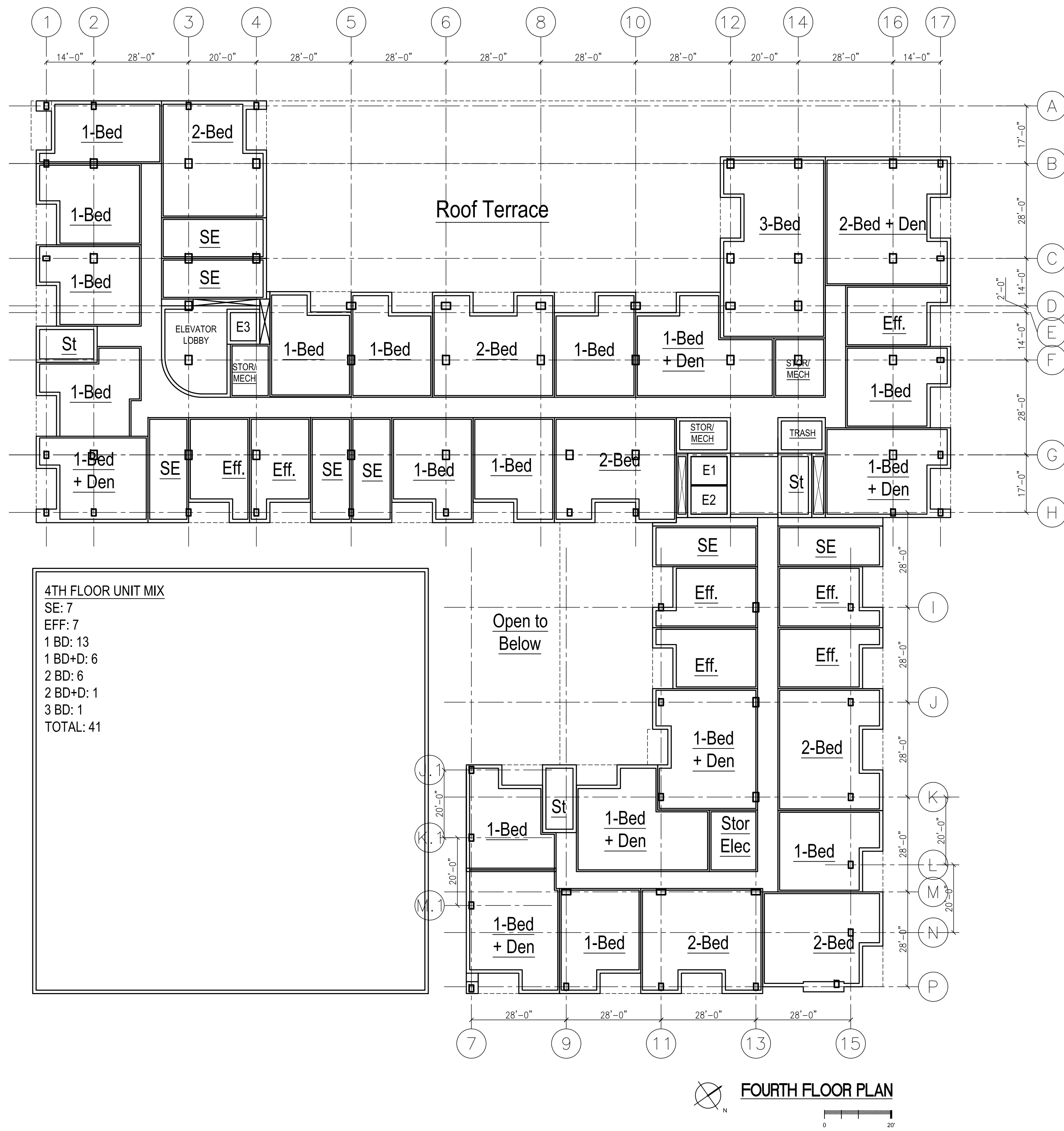
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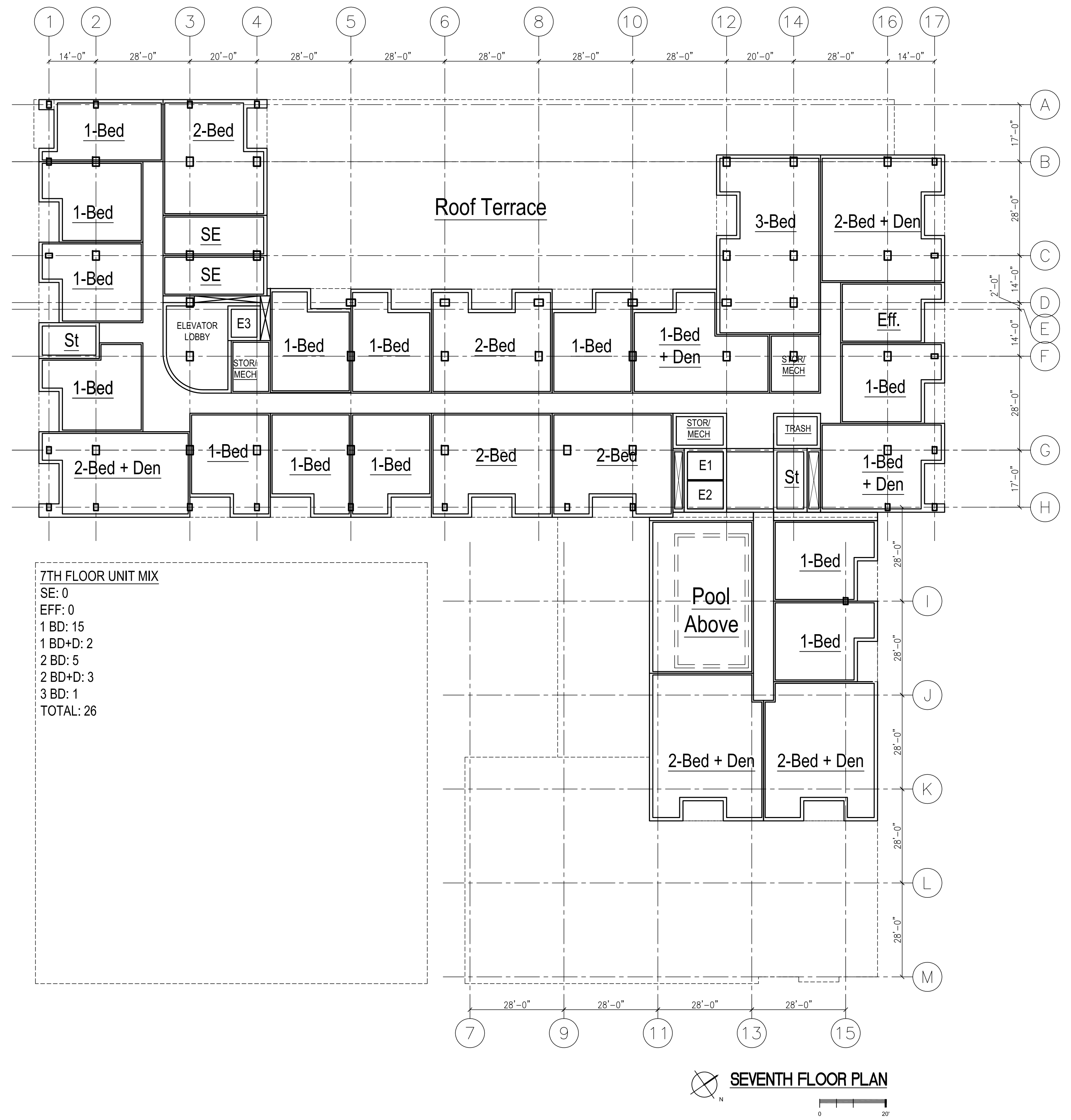
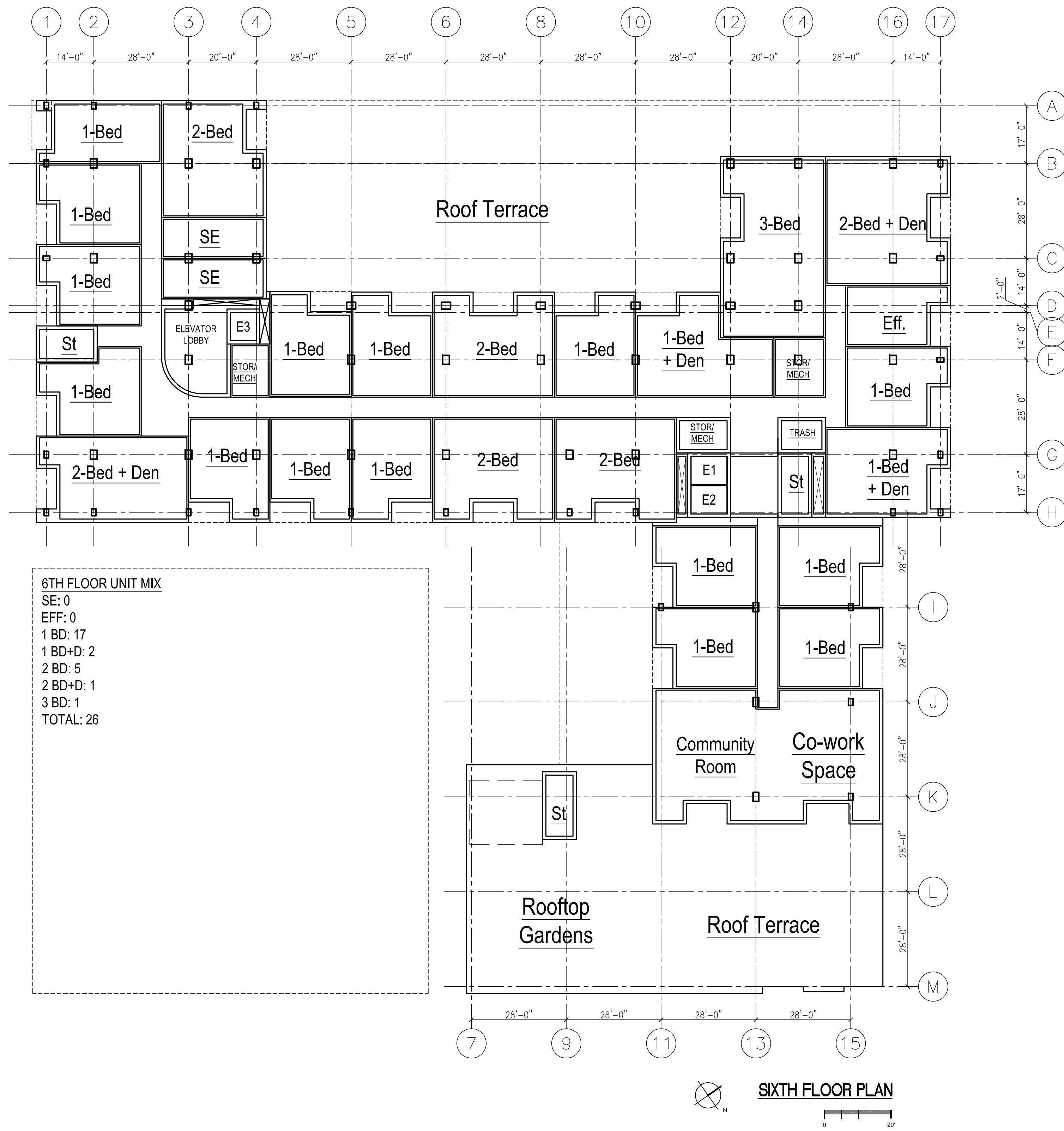
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**ARCHITECTURAL
FLOOR PLANS
FLOORS 04 & 05**

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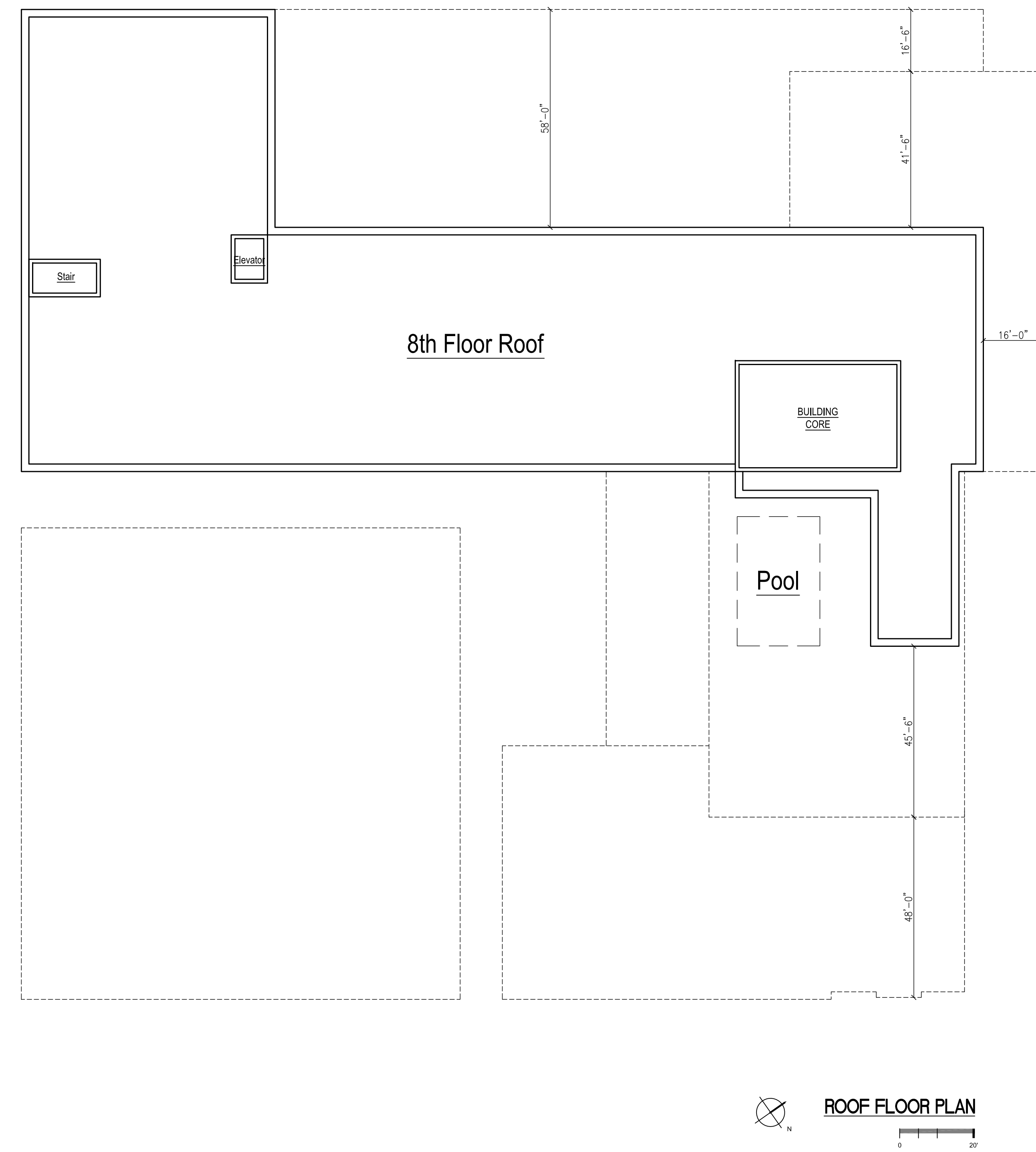
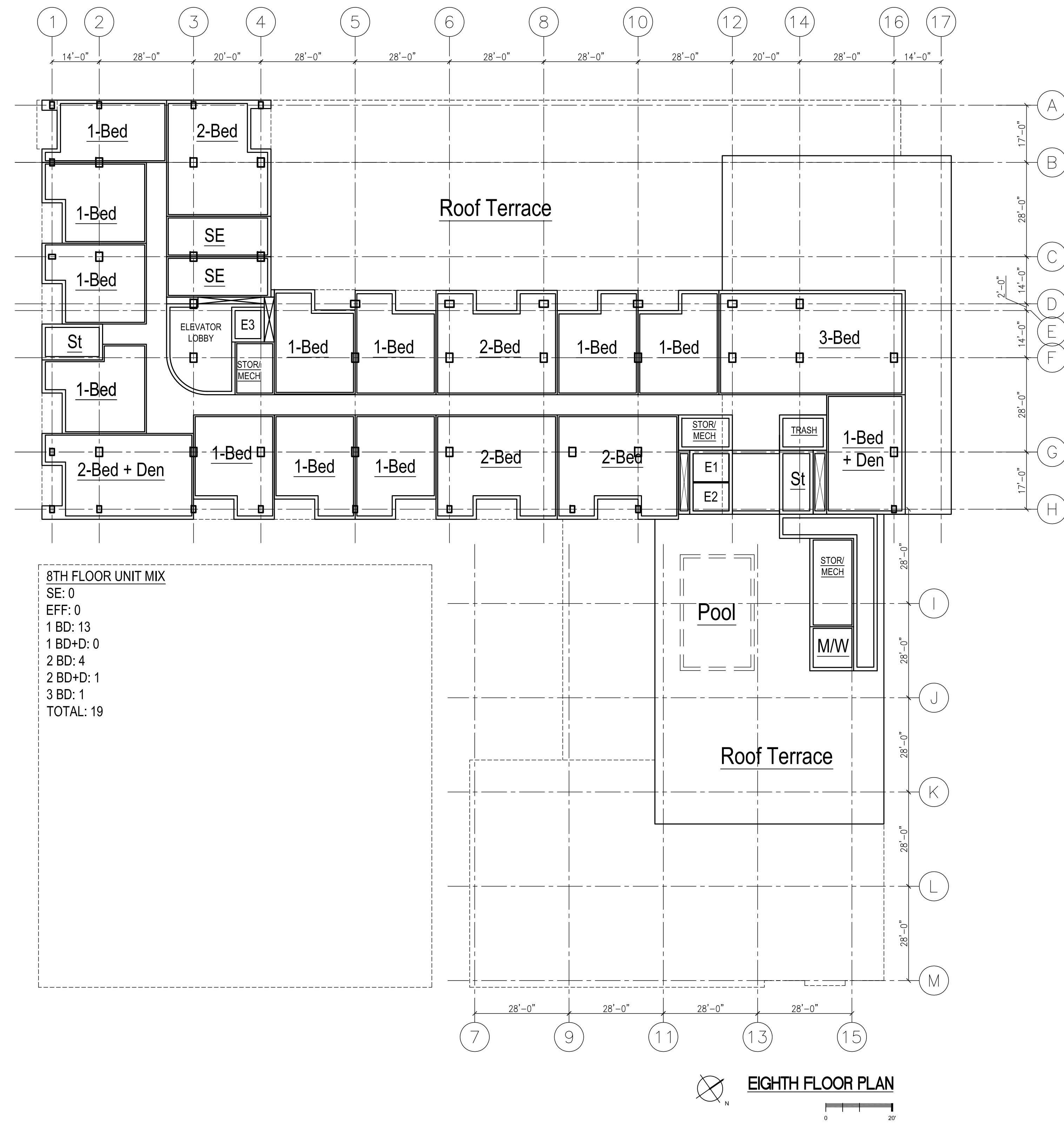
ARCHITECTURAL FLOOR PLANS FLOORS 06 & 07

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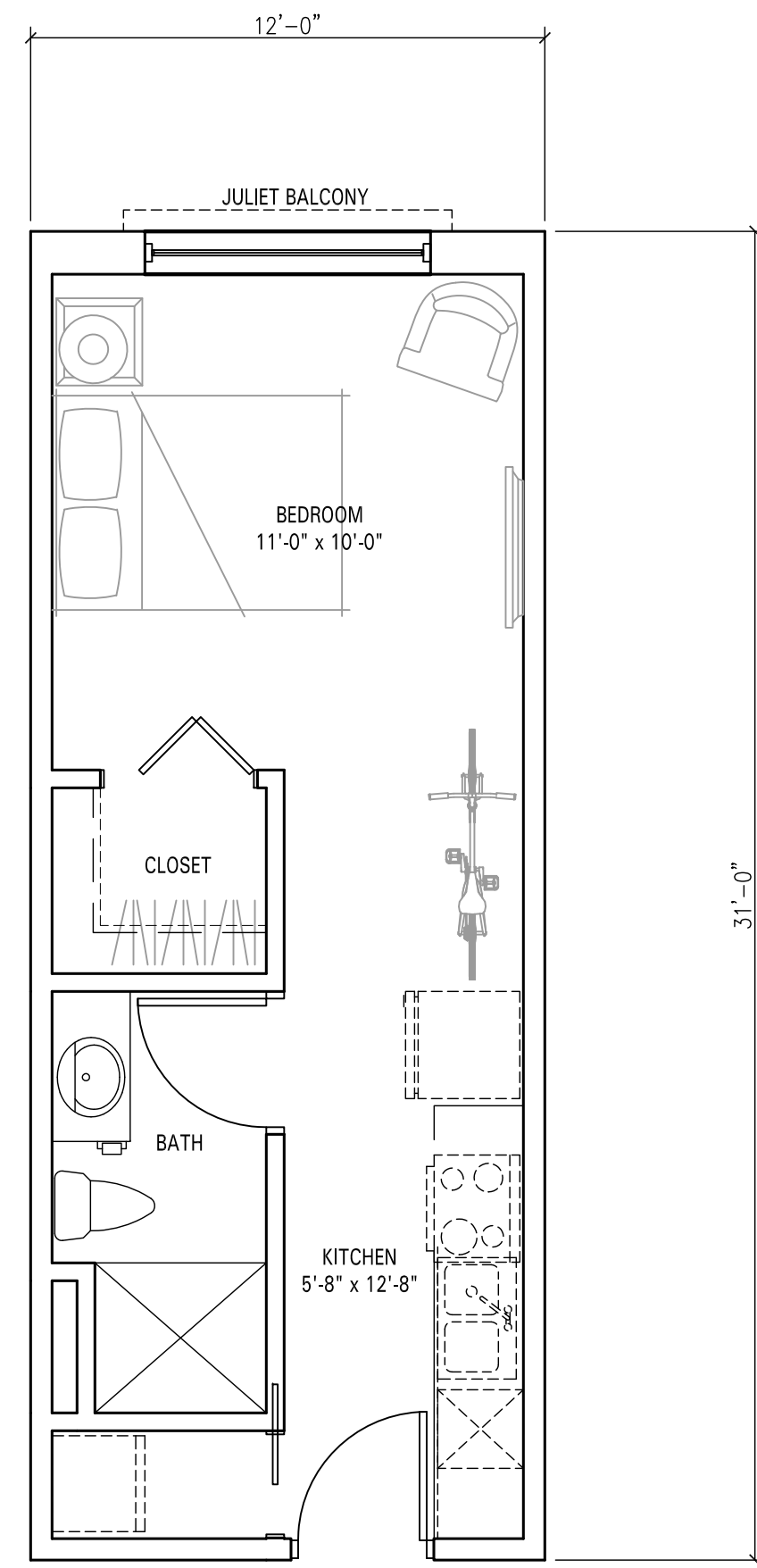
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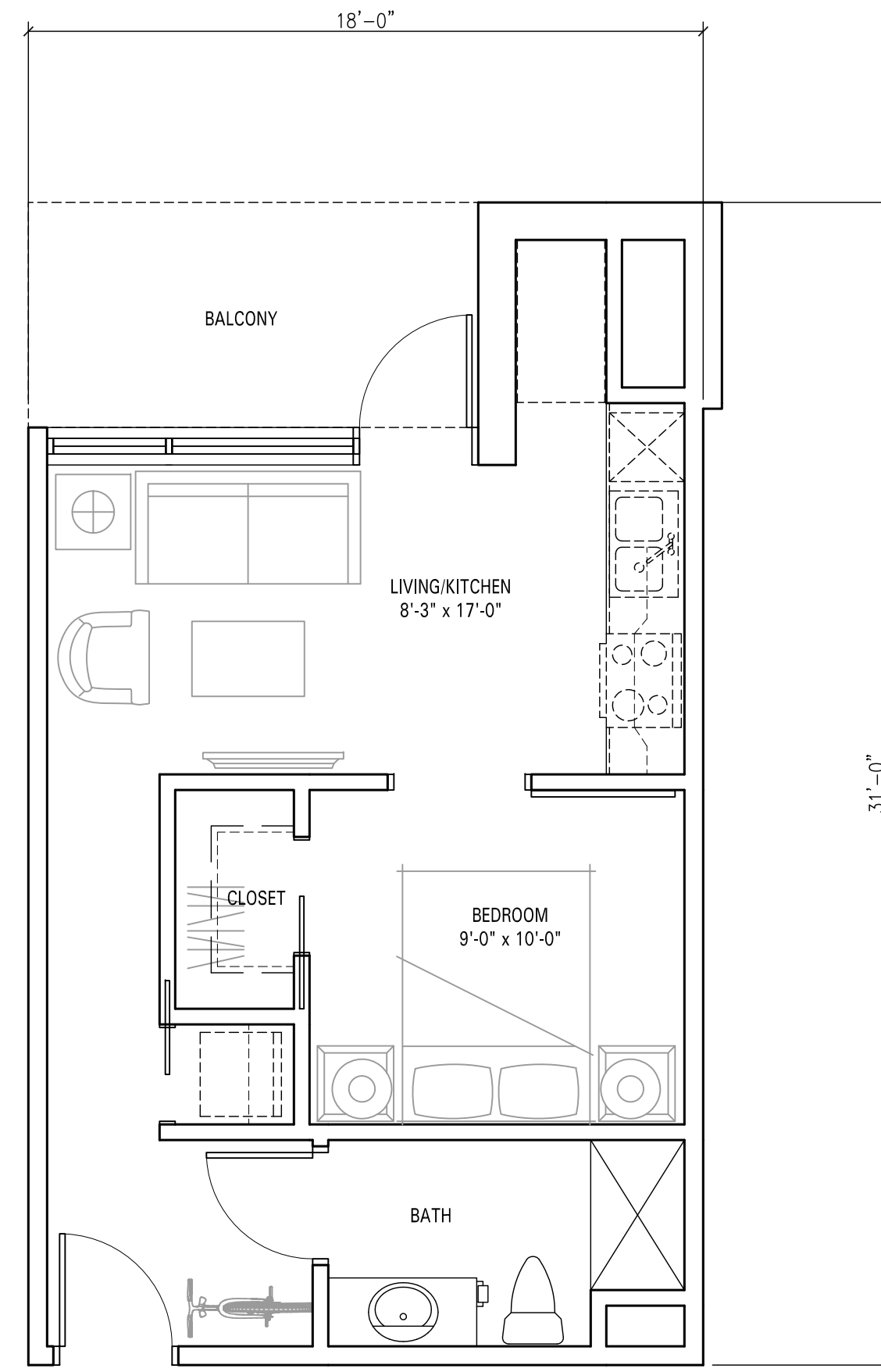
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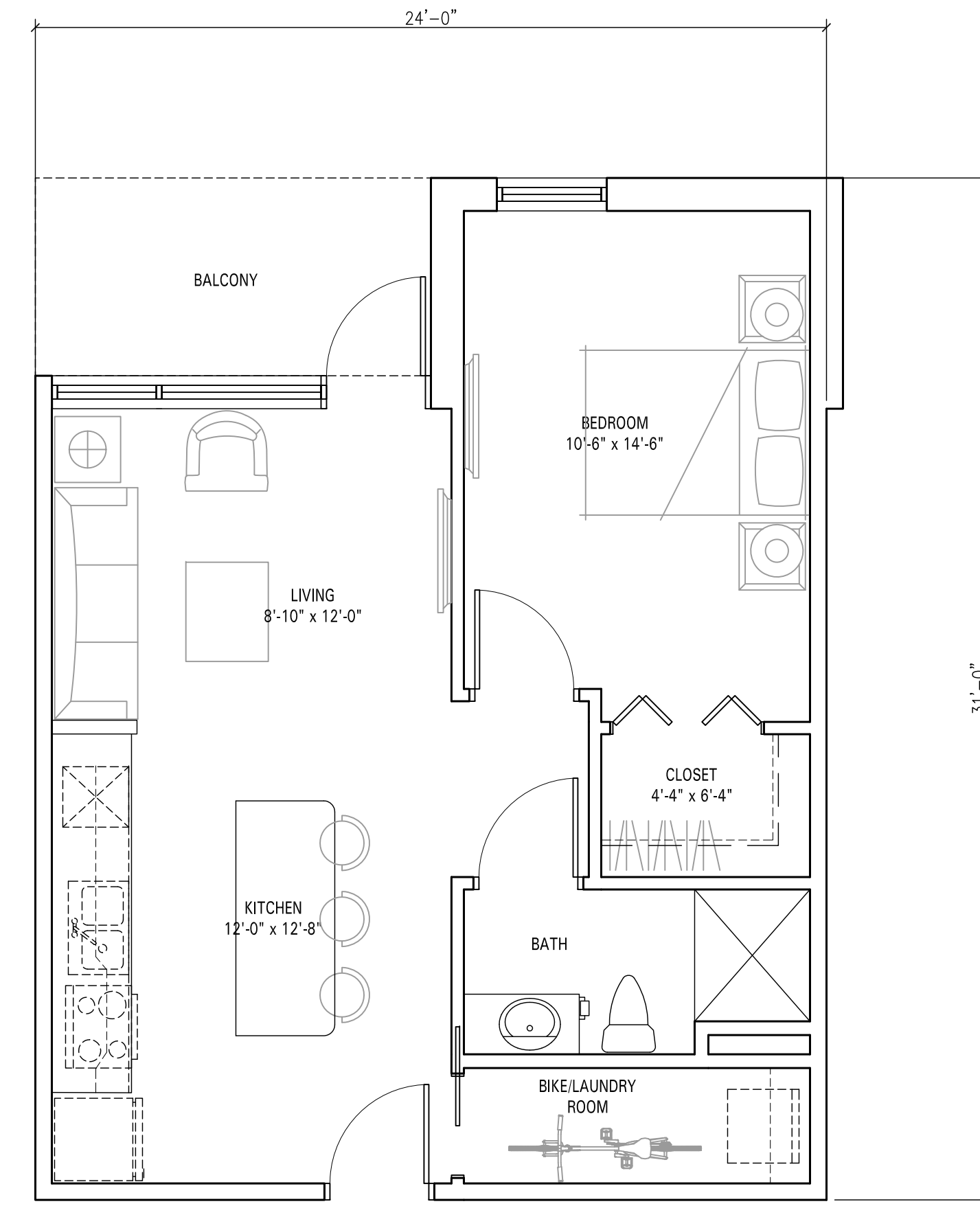
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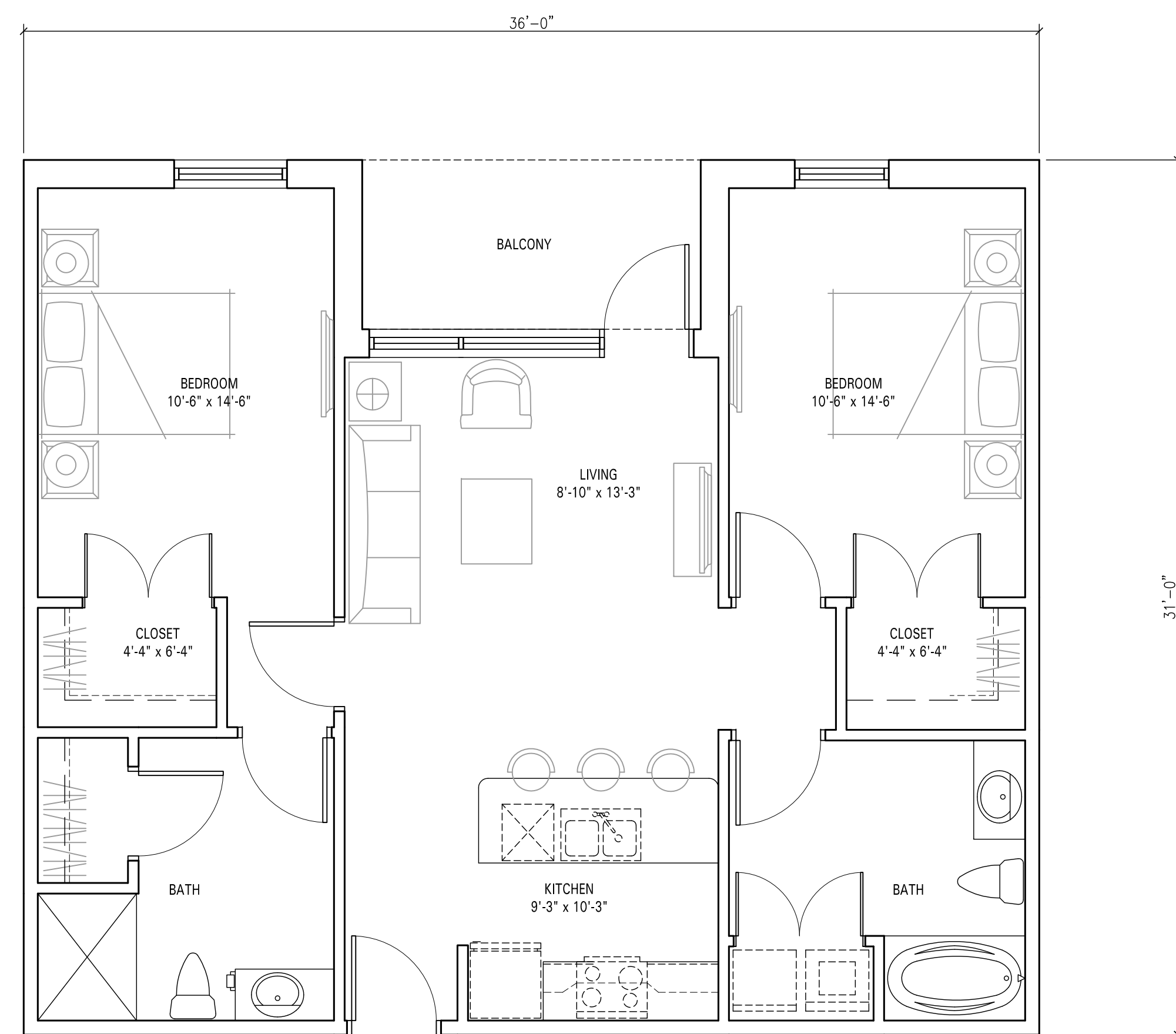
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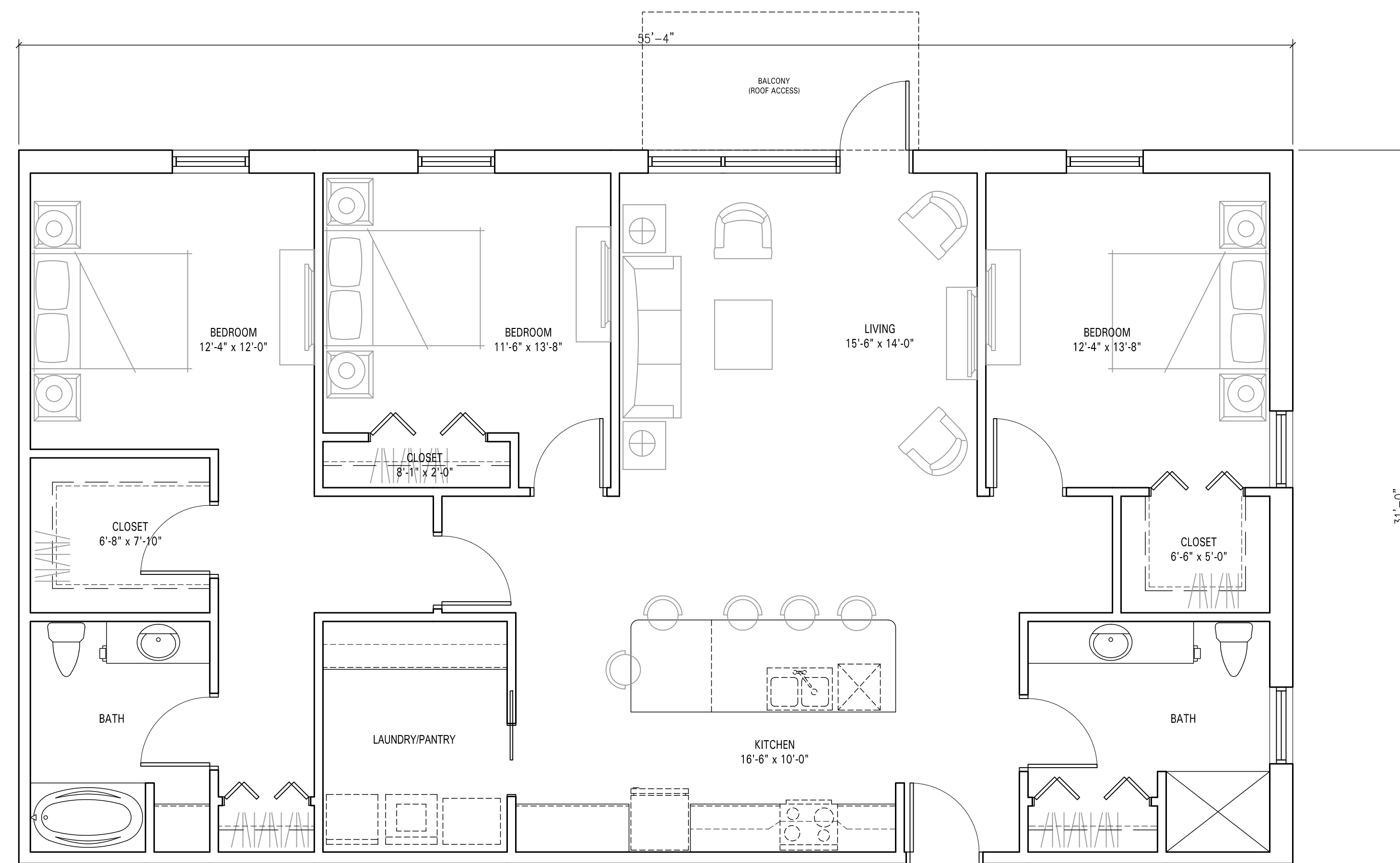
TYPICAL EFFICIENCY



TYPICAL ONE BEDROOM



TYPICAL TWO BEDROOM



TYPICAL THREE BEDROOM



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TYPICAL UNIT FLOOR PLANS

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4 SOUTHEAST ELEVATION

3 NORTHEAST ELEVATION



2 NORTHWEST ELEVATION

1 SOUTHWEST ELEVATION

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EXTERIOR ELEVATIONS

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A2.11

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PERSPECTIVE VIEW ON WILLIAMSON STREET



PERSPECTIVE VIEW ON CAPITAL CITY TRAIL



PERSPECTIVE VIEW ON WILLIAMSON STREET



PERSPECTIVE VIEW ON CAPITAL CITY TRAIL

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734 Williamson Street
Madison, WI

Project No.
213069.00

Sheet Title

**EXTERIOR
PERSPECTIVES**

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111 W Wisconsin Ave. Milwaukee, WI 53203.2501
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A2.12

Existing Street Elevation



301-303 S Blount St

714 Williamson St

740-744 Williamson St

306 S Livingston St

MG&E Plant



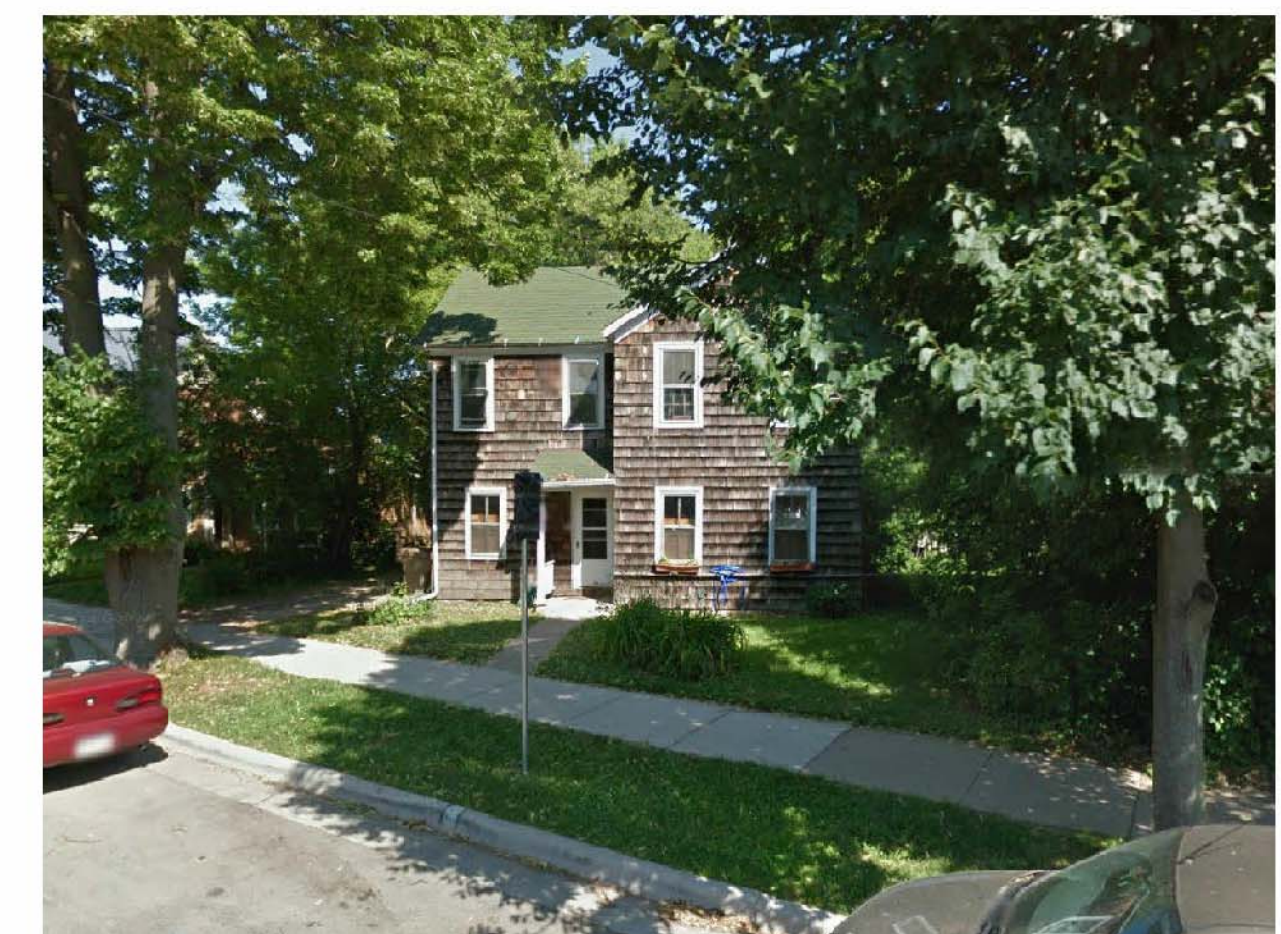
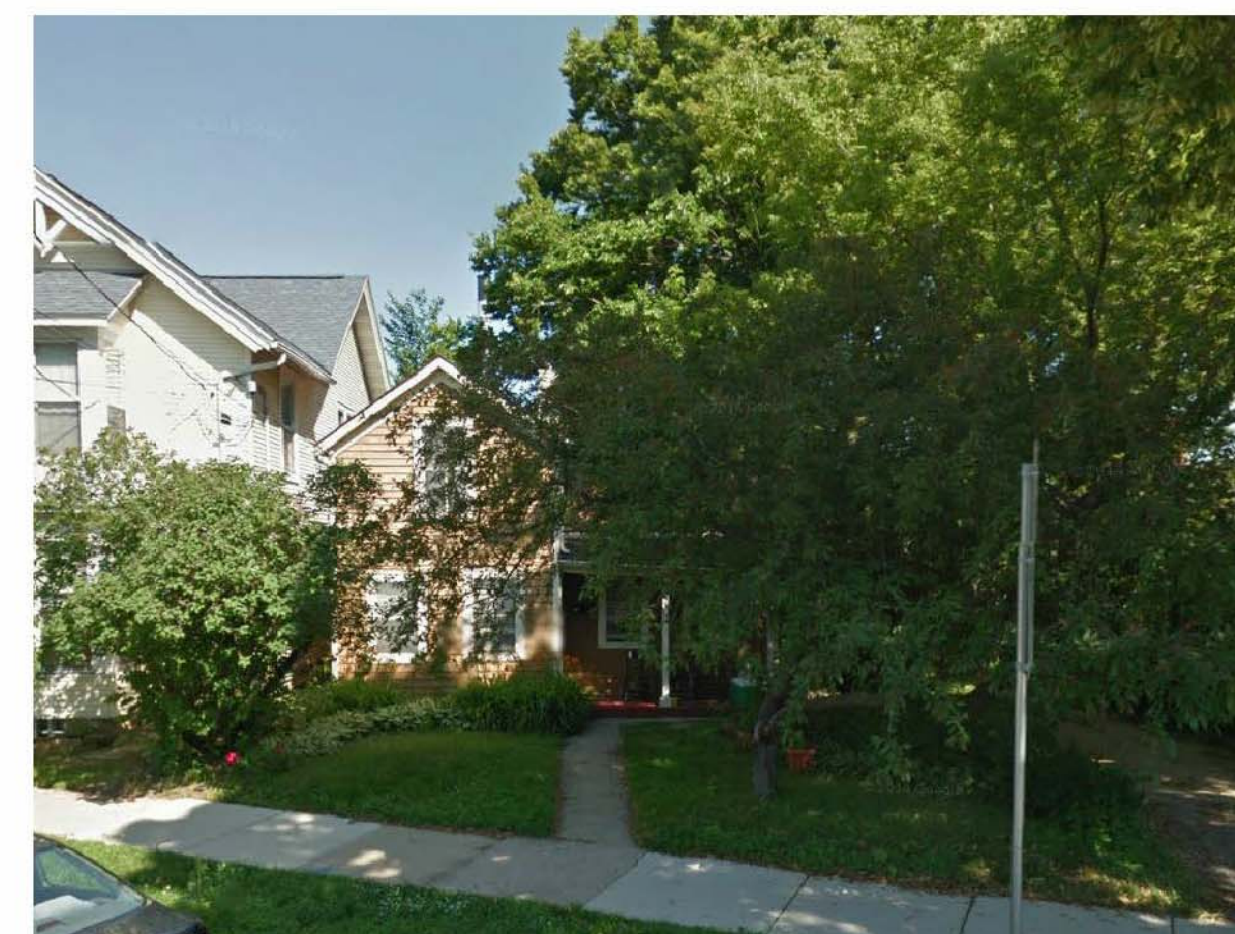
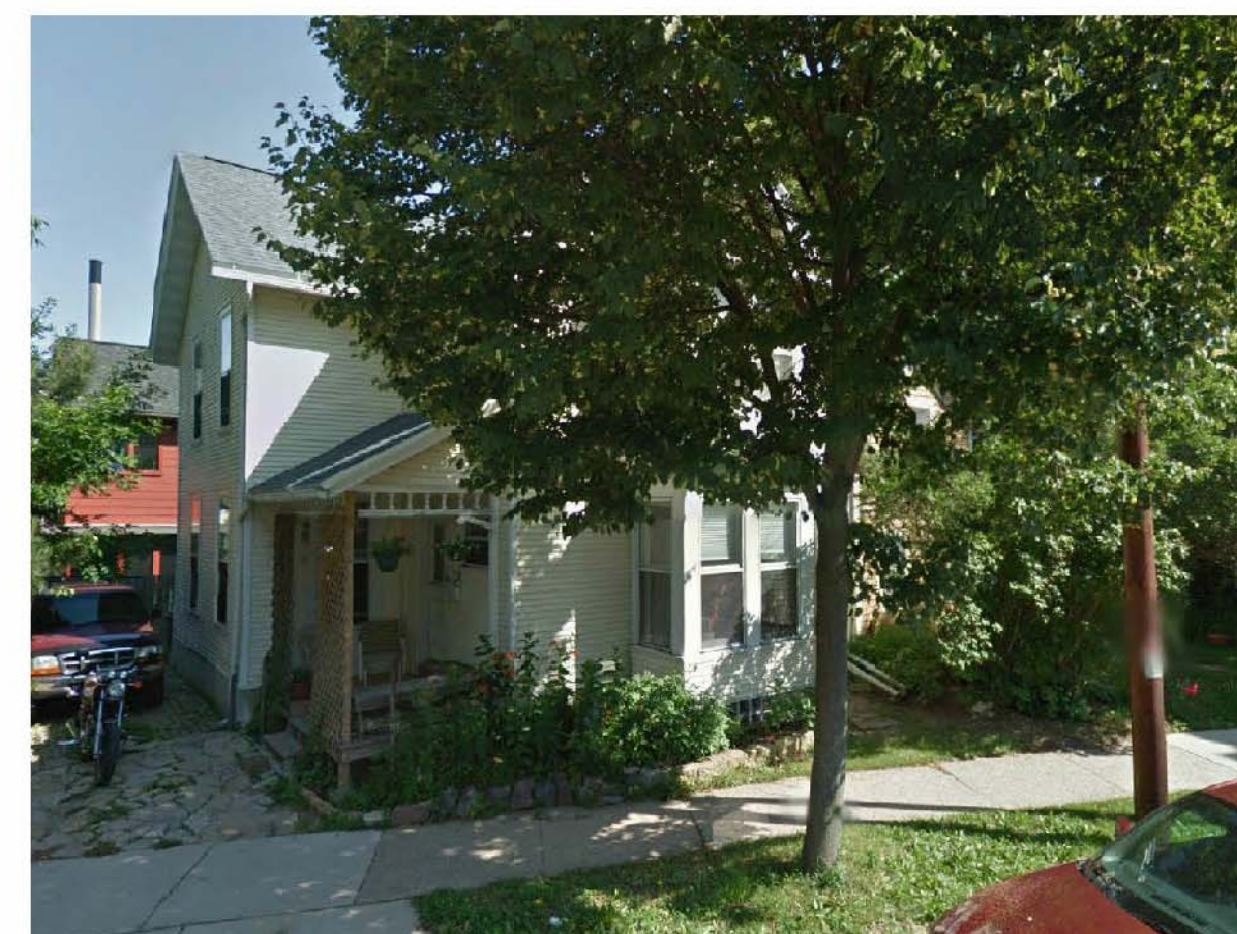
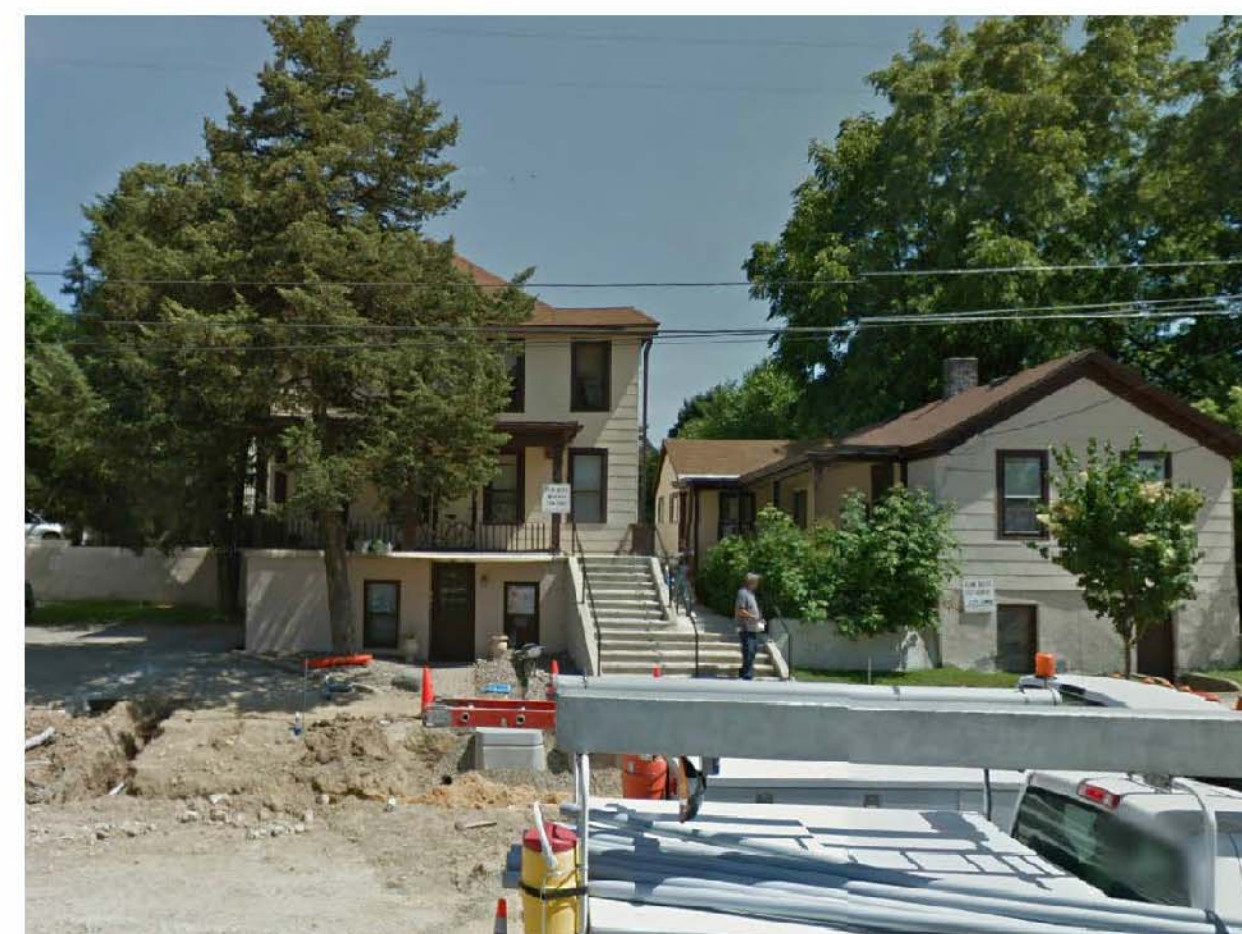
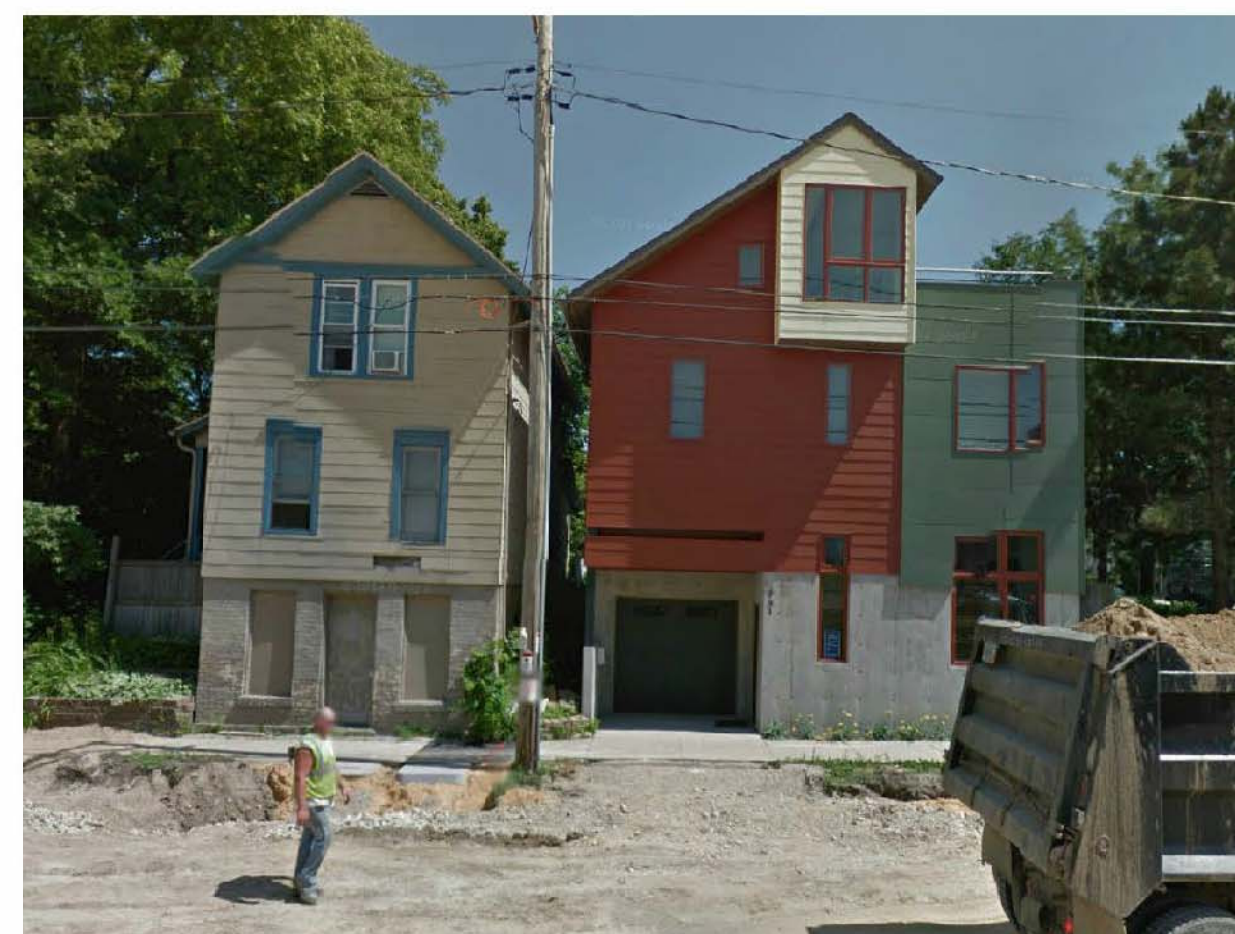
731-735 Williamson St

743-747 Williamson St

732 Jenifer St

734 Jenifer St

740 Jenifer St



CONTEXTUAL SITE PHOTOS

Issue Date:
05/28/14
Pub Date: 5/27/2014 8:51 AM
LANDUSE APPLICATION

734 Williamson Street
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CONTEXTUAL SITE PHOTOS

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K:\BTL_PROJECTS\LANDUSE\213069\213069-0228 LAND USE APPLIC L13.DWG