



# 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>5-13-15</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>6-10-15</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 4802 East Washington Avenue, Madison  
Project Title (if any): Exterior Remodeling

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

- New Development
- Alteration to an Existing or Previously-Approved Development

AGENDA ITEM #
LEGISTAR # <u>39930</u>
ALD. DIST. <u>17</u>

**A. Project Type:**

- Project in an Urban Design District\* (public hearing-\$300 fee) **Urban District No. 5**
- 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: Richard Lynn Company: Richard Lynn Properties  
 Street Address: 9525 Blue Heron Drive City/State: Middleton WI Zip: 53562  
 Telephone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: lynnholdings@sbsglobal.net

Project Contact Person: Kent Fish, P.E. Company: General Engineering Co. (GEC)  
 Street Address: 916 Silver Lake Drive, City/State: Portage WI Zip: 53901  
 Telephone: (608) 742-2169 Fax: (\_\_\_\_) \_\_\_\_\_ Email: kfish@generalengineering.net

Project Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ 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 Alan J. Martin on 5.11.15  
(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 RICHARD LYNN Relationship to Property CONSULTANT  
 Authorized Signature [Signature] Date 5/13/15

General Engineering Company  
P.O. Box 340  
916 Silver Lake Drive  
Portage, WI 53901



*Engineers • Consultants • Inspectors*

608-742-2169 (Office)  
608-742-2592 (Fax)  
[gec@generalengineering.net](mailto:gec@generalengineering.net)  
[www.generalengineering.net](http://www.generalengineering.net)

May 12, 2015

Alan J. Martin, Planner/Secretary, Urban Design Commission  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

RE: Revisions to Exterior Renovation for 4802 East Washington Avenue

Dear Mr. Martin and Commission Members,

This memo and submittal is a follow up to the Official Notice dated 4.3.15 and issued by the Building Inspection Division. The Notice references the non-compliance with the original approved exterior façade design approval. This submittal is intended to bring the building into compliance with the Commissions approvals.

The Owner has requested the submittal of two Options.

Option 1 is the Owner's preferred choice. Option 1 is submitted for review as the newly renovated façade as currently installed. This features a parapet with horizontal bands and two colors of EIFS.

Option 2 is offered if Option #1 is not found to be acceptable. Option 2 offers the following modifications – from the original submitted approvals. The Option 2 changes are summarized below:

1. Delete the application of brick-masonry bands and vertical columns.
2. Adding pre-finished vertical metal bands to the upper and lower parapet (as illustrated in attached renderings).

Thank you in advance for your consideration of this application. Please let me know if there is any additional information that can assist in your decision.

Respectfully Submitted,

**GENERAL ENGINEERING COMPANY**

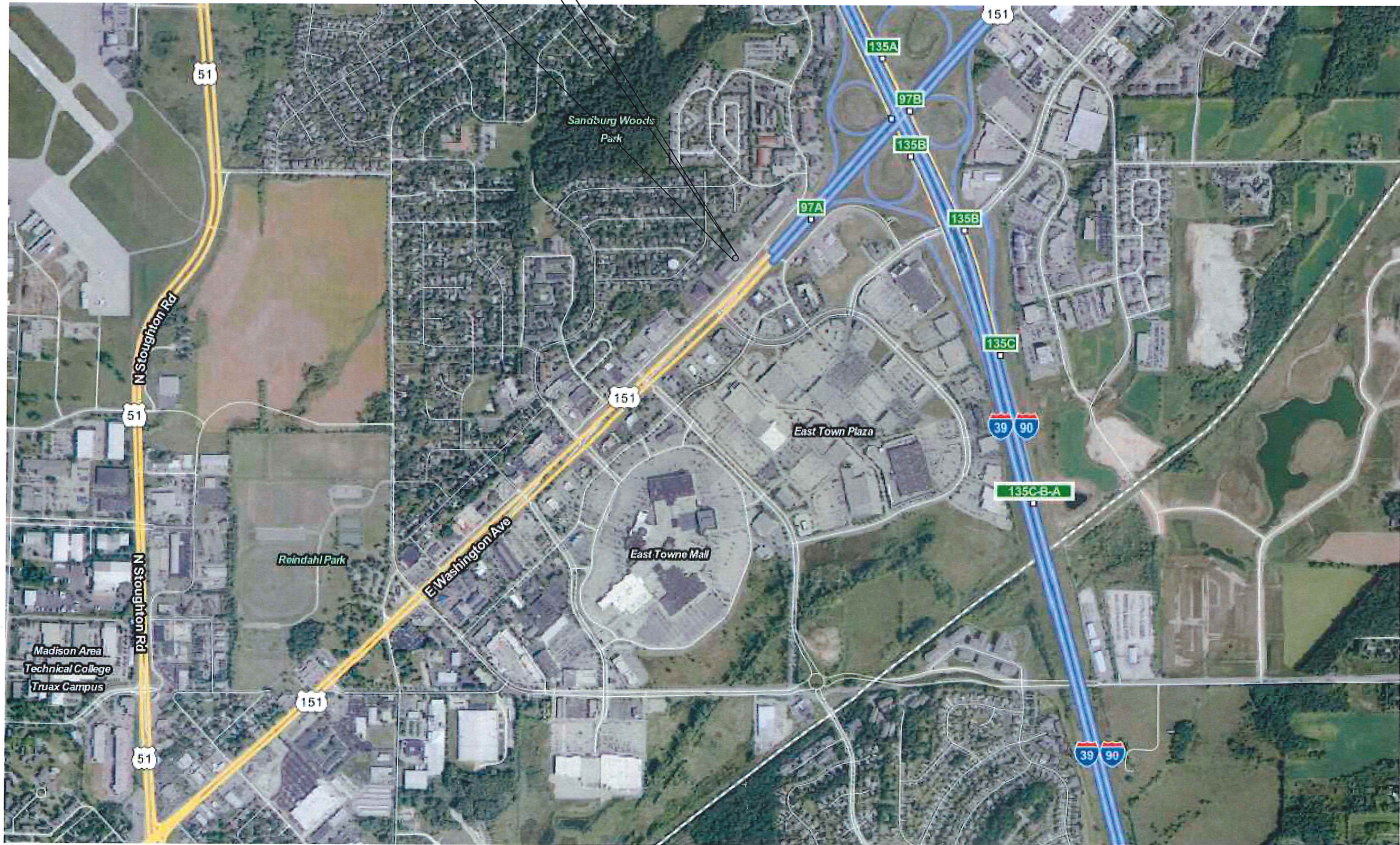
A handwritten signature in blue ink, appearing to read 'Kent Fish'.

Kent Fish, P.E.  
Principal

Enclosures







PROJECT LOCATION



General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901  
 608-742-2166 (Office) • 608-742-2992 (Fax)  
 www.generalengineering.net

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**LOCATOR MAP**  
 4802 East Washington Exterior Renovation  
 Richard Lynn / Lynn Properties

City of Madison  
 Dane County, Wisconsin

REVISIONS	NO.	BY	DATE
UDC SUBMITTAL	1	TJM	06/14

SCALE

DRAWN BY TJM  
 DATE 06/03/2014  
 GEC FILE NO. 2-0813-275  
 SHEET NO.  
**1.0**







FACING EAST



VIEW FROM SOUTH



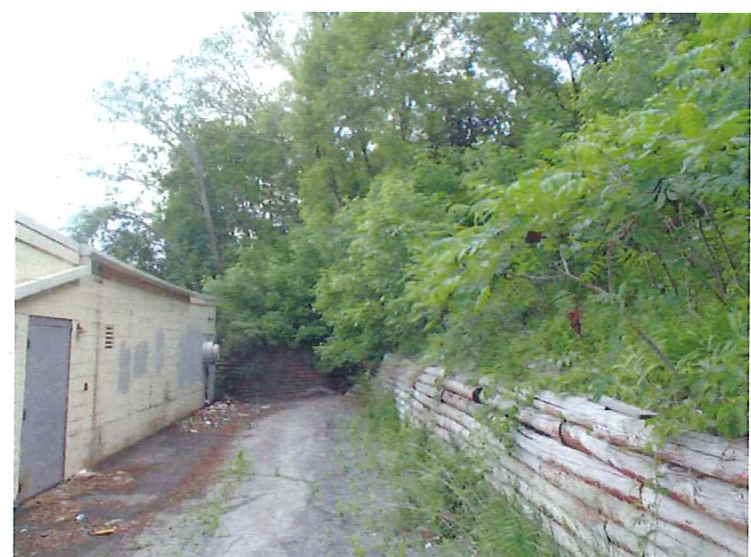
VIEW FROM EAST



ADJACENT GAS STATION TO EAST



ADJACENT GAS STATION TO EAST



VIEW OF REAR OF BUILDING



BOTH ADJACENT BUILDINGS



ADJACENT RESTAURANT TO WEST



ADJACENT RESTAURANT TO WEST



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**EXISTING EXTERIOR PICTURES**  
 4802 E. Washington Exterior Renovation  
 Richard Lynn / Lynn Properties

City of Madison  
 Dane county, Wisconsin

REVISIONS	NO.	BY	DATE
UDC SUBMITTAL	1	TJM	6/3/14

FULL SIZE SCALE

DRAWN BY TJM  
 DATE 06/03/2014  
 GEC FILE NO. 2-0813-275  
 SHEET NO.

**4.0**





**Fast Sign**  
Signage Solutions

**OPTION 1**





① SOUTH EAST ELEVATION

BUILDING COLORS:  
 FLUTED BLOCK & CORNICE COLOR = CIMMARON #3170  
 STUCCO & BUILDING BODY = MESILLA #3140  
 NEW STORE FRONT WINDOW FRAMES = DARK BRONZE



② SOUTH WEST ELEVATION

G:\Current Files L\Olym Properties - 2-0813-275\CAD\Building Exterior - Stucco and Metal Panel - 5.12.15.rvt



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**EXTERIOR PERSPECTIVES**

4802 E. Washington Exterior Renovation  
 Richard Lynn / Lynn Properties

City of Madison  
 Dane county, Wisconsin

REVISIONS	NO.	BY	DATE

FULL SIZE SCALE

DRAWN BY	TJM
DATE	05/13/2015
GEC FILE NO.	2-0813-275
SHEET NO.	<b>5.0</b>

**OPTION 2**



# System 3

Soffit & Fascia System



*Distinguished Look*  
Engineered to Last for Life



 **Rollex**  
ALWAYS ON THE JOB



# What is Soffit?

Much like roofing materials, windows, and siding, soffit is an important component to a home's protection and appearance. Soffit is what forms the flat area under the eaves, bridging the gap between siding and rooflines. It provides vital ventilation to and from the attic as well as protection from the weather. The fascia, or the facing boards, accent Rollex soffit and keep hard-to-maintain areas looking fresh.



## System 3 Soffit and Fascia

- Environmentally friendly
- Save time—never needs painting
- Guaranteed not to crack, fade or peel
- Doesn't sag or rot
- Keeps attics well ventilated

We practice eco-friendly business standards and promise sustainability with a Limited Lifetime Warranty on every product we sell.





# Cooler in Summer, Drier in Winter

Rollex System 3 Soffit is perfectly vented to promote continuous airflow, a necessary component to keeping attics cool and dry. Rollex soffit panels work effectively to optimize the home's breathability and reduce energy costs.

## Use System 3 Soffit as part of a balanced system to:

- Prevent premature aging of roof system
- Stop water vapor condensation on personal items stored in attic
- Eliminate moisture trapped in insulation resulting in a reduced R-value and mold growth
- Inhibit the formation of ice dams that cause leaks in your home's interior

## Creating a Balanced System

A proper attic ventilation system allows a continual flow of outside air through your attic and consists of a balance between air intake (at your eaves or soffits) and air exhaust (at or near your roof ridge).

To determine the correct amount of ventilation, you will need to calculate the required Net Free Air or NFA. This is the open area for air to pass through venting products. Optimal ventilation can be strategically controlled by alternating solid and vented soffit panels coupled with exhaust products.

**Ideal Air Ratio:  
Cool Air Intake  
Equals Hot  
Air Escape**

**Fresh Air Enters  
Soffit Vents**

**Stale Air Escapes  
Through Roof Vents**





# Natural Choice for Home and Environment

As the leader in the metal manufacturing industry, Rollex products are more than innovative, they're responsible. Our technology is designed to be respectful of all our customers and the world they live in. Plus, System 3 Soffit comes with a guarantee of high standards and low environmental impact.

## Lasting Positive Effects on Our Environment

- No chemical upkeep with paints or pesticides
- Made with recycled materials
- Materials bought locally to reduce our carbon footprint
- Waste water and oil are recycled at our facilities
- Received Green Approved Certification from the NAHB\*

\*Please visit [www.GreenApprovedProducts.com](http://www.GreenApprovedProducts.com) or [www.rollex.com/products/green-certified-products](http://www.rollex.com/products/green-certified-products) to view product certificates.



**Home Innovation**  
NGBS GREEN CERTIFIED™



**100% Infinitely  
Recyclable**



# Time Should be Spent Enjoying the Home, Not Maintaining it

Whether covering eaves, porch ceilings, or entryways, System 3 Soffit is virtually maintenance free. Unlike wood, there is no need for the expense and hassle of painting year after year. Our materials also naturally repel dirt and resist breakage. Simply rinse with a garden hose or use a mild cleansing agent to restore System 3 Soffit's original beauty.

Our System 3 Soffit's looks and durability are guaranteed for future generations to enjoy.



*Wood Soffits require cleaning, scraping and painting*



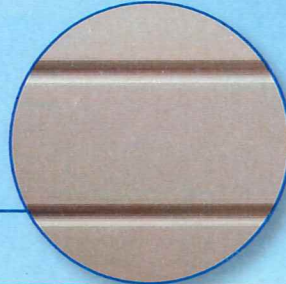
# Engineered to Last for Life

Rollex System 3 Soffit is engineered to perfection and manufactured in the U.S. with positive interlocking panels and square groove design "I-Beam" construction for extraordinary strength, secure installation, and the clean look of the System 3 panel design.

It is quality that is second to none, improving not only a home's appearance, but also the property value. Depend on Rollex System 3 Soffit and Fascia to perform beautifully throughout the life of the home.

## Solid Soffit Panel:

*Beautifies the home and eliminates maintenance*

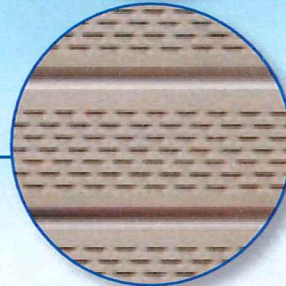


## A difference you can see

- Deep channels for perfect, secure installation
- Longer ventilation slots for better circulation
- Rigid, yet flexible, panels are easy to handle

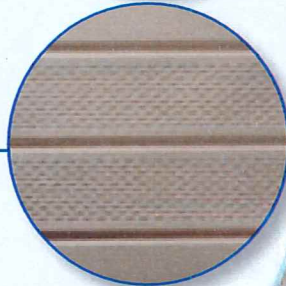
## Vented Soffit Panel:

*Provides continuous airflow*



## Center Vented Soffit Panel:

*Optimal ventilation*



*Attic ventilation can be strategically controlled by alternating solid and vented panels.*

*Complement your Rollex soffit with rainware and accessories available in matching colors.*





# Array of Colors to Complement Every Home

Enjoy the endless design possibilities with our extensive color selection. Our perfectly matched color system between soffit, accessories, rainware and siding is suitable for all home types.

Our exceptional painting system ensures consistency of color, so you know the color you order is exactly what you'll get. Plus, no matter which rich shade is chosen, our soffit and fascia stays true and looking new, with no maintenance.



Depend on Rollex for superior craftsmanship, quality construction and exceptional beauty. Guaranteed with a Lifetime, Limited "No-Nonsense" Warranty.

## Soffit & Fascia Colors

Snowmist 1	Norwegian Wood 34	Bright White/280	Clay 43	Bronze 9	Sage 62
Sea Breeze 42	Brown (Deep) 2	Almond 5	Mocha 15	Sandcastle 32	Musket (Brown) 12
Antique Almond 20	Timber Brown 23	Cottage White 47	Cobblestone 33	Canvas 79	Heather 40
Forest Green 45	Sierra 21	Slate Grey 22	Summer Suede 81	Stone 17	Evergreen 84
Corn silk 73	Fieldstone 44	Brandy wine 37	Evening Grey 35	Shell 31	Sungold 38
Black 4	Blue Granite 63	Carmel 60	Acorn 61	Barn Red 315	Pacific Blue 319
Arctic White 904	Cobble Stone 902	Khaki Brown 903	Navajo Beige 905	Monterey Taupe 901	Sail Cloth 906
Woodstock Brown 90	* Special Order Color for Aluminum Products.				

Colors shown are approximate. Colors may look different on a house compared to print. Please visit your local Rollex distributor or lumberyard to see colors in person.



Depend on Rollex for superior craftsmanship, quality construction, and exceptional beauty. All of this guaranteed with a lifetime, limited "no-nonsense" warranty.



## Rollex...Building Excellence

A home is most likely a family's single greatest investment, and for more than 55 years Rollex has been manufacturing innovative building products to help homeowners protect their most valuable asset. Rollex is the preferred choice of knowledgeable contractors and has become a trusted name to millions of homeowners nationwide as well.



 **Rollex**  
ALWAYS ON THE JOB

Rollex Corporation  
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Item #L-B3 10/13

