

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: _____	Action Requested
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1513 Lake Point Drive

ALDERMANIC DISTRICT: 1A

OWNER/DEVELOPER (Partners and/or Principals) Scott Norton ARCHITECT/DESIGNER/OR AGENT: Shulfer Architects, LLC
5121 Hilltop Rd. 1918 Parmenter St.
Madison, WI. 53711 Middleton, WI. 53562

CONTACT PERSON: Steve Shulfer
Address: 1918 Parmenter St.
Middleton, WI. 53562
Phone: 608.836.7570
Fax: 608.831.0529
E-mail address: sshulfer@shulferarchitects.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.



October 3, 2007

City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985Street

RE: Urban Design Commission – Informational Presentation
1513 Lake Point Dr., Madison

Dear Commission Members:

On behalf of the owner, Scott Norton, I am submitting this letter and application to the Urban Design Commission for a new planned commercial site located at 1513 Lake Point Drive. Although the property is not located in an Urban Design district, the Plan Commission has requested the project be presented to the commission for review and comment.

We have presented this design to the City of Madison Planning and Development at its regularly scheduled all-agency meeting. We have also been in communication and shared the design with the District Alder, Mr. Tim Bruer. If advised by the Alder, we will meet with the neighborhood association prior to the October 15 Plan Commission meeting.

Project Overview:

Proposed is a two-building, two-story retail and office development of approximately 38,000 square feet. The buildings will be phased over the course of the next one to two years.

The retail space will be leasable square footage, for tenants mostly yet to be identified. One tenant that has come forward is a franchise restaurant requiring a drive-thru. The drive-thru is a conditional use, thus requiring Plan Commission approval.

The buildings will be architecturally pleasing and presentable on all four sides - understanding that there are residential apartments to the north, and Broadway Avenue traffic to the south. Major façade materials will consist of a rain screen fiber cement panel, mini-rib metal panel, cultured stone, and thermally improved aluminum storefront with low-e glazing.

Site signage will be located at each entry drive, having a complementary design to the building with interchangeable panels for tenants. Retail tenant signage will be located above each entry canopy with raised channel letters that are aesthetically pleasing to the building architecture. A final signage package is currently under development.

Accessing the site will be one drive from Broadway Avenue, and one drive from Lake Point Drive. Truck loading will occur at the north side of the buildings, and will occur “off-hours”. There will not



be a raised loading dock, and the “rear” of each retail tenant will be treated in an architecturally pleasing manner.

City services will be used for all primary utilities. Trash collection, snow removal, and general grounds maintenance will be contracted privately.

In summary, the project will consist of the general criteria listed below:

Project Data:

Project Name: Broadway Station
Address: 1513 Lake Point Drive
Lot size: 139,262 sf / 3.2 acres
Proposed Use: Mixed Retail (first floor) and Office (second floor)
Total Building Area: 37,841 sf in two buildings, two floors
 Retail area (first floor): 19,012 sf
 Office area (second floor): 17,910 sf
Floor Area Ratio: .27
Parking Required: 125
Parking Provided: 125

Zoning District:

The property is currently zoned C2, commercial zoning – the proposed use is allowable for this zoning district.

Project Schedule:

The project will be phased with construction of each building as follows:

Construction Start: November, 2007
Phase 1 complete: May, 2008
Phase 2 complete: November, 2008

Project Design Team:

The key individuals and firms involved in this planning and design process include:

Owner:
Scott Norton
Norton Building Systems
5121 Hilltop Rd.
Madison, WI 53711

Architect:
Steve Shulfer, AIA
Shulfer Architects, LLC
1918 Parmenter St., Suite 2
Middleton, WI 53562

Building General Contractor:
Adam Sauter
Wingra Construction
5018 Voges Rd.
Madison, WI 53718

Civil Engineer:
Roxanne Johnson, PE
Professional Engineering, LLC
3830 Manito Ct.
Middleton, WI 53562



Landscape Architect:
Jeffrey DeLaura
801 Bear Claw Way
Madison, WI 53717

Structural Engineer:
Mark Puccio, PE
MP-Squared Structural Engineers, LLC
583 D'Onofrio Dr.
Madison, WI 53719

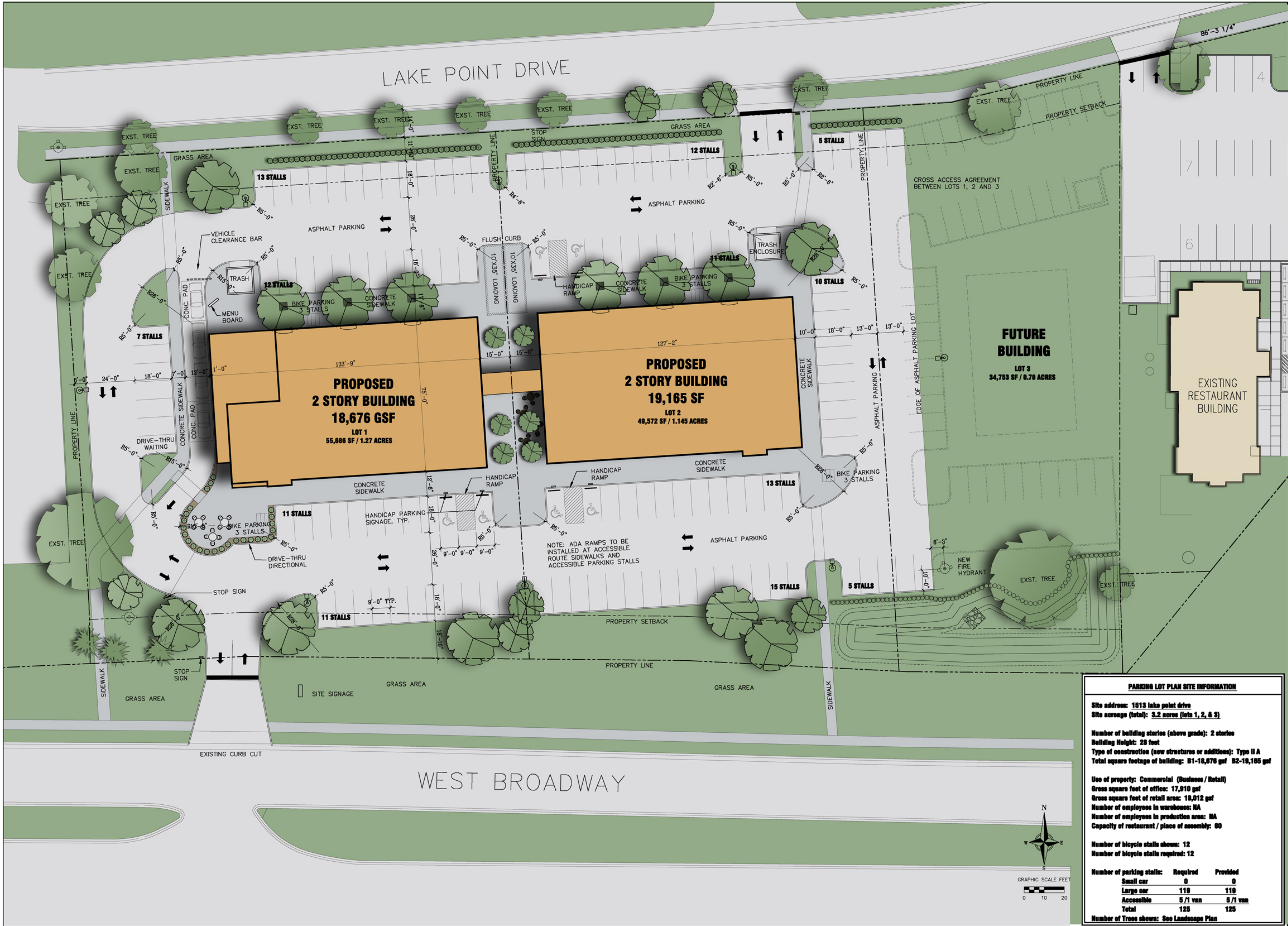
I would invite you to contact our office should you have any further questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Shulfer', with a long, sweeping horizontal line extending to the right.

Steve Shulfer, AIA.
Shulfer Architects, LLC

Attachments:
14 copies – 8.5x11 Location map, site plan, building elevations.



PARKING LOT PLAN SITE INFORMATION

Site address: 1513 lake point drive
 Site acreage (total): 3.2 acres (lots 1, 2, & 3)

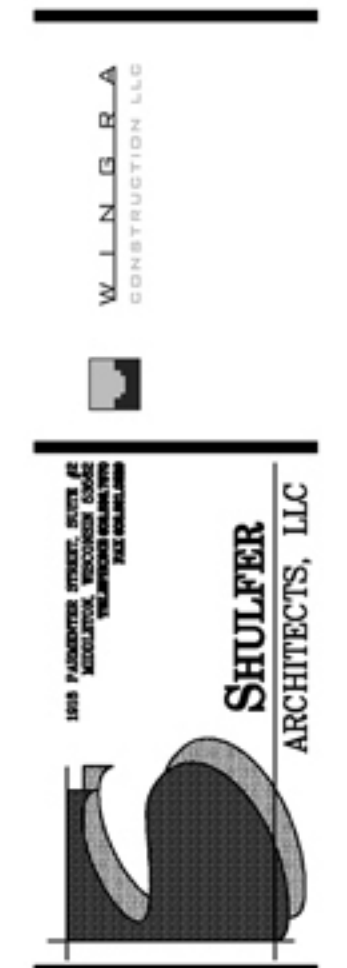
Number of building stories (above grade): 2 stories
 Building Height: 28 feet
 Type of construction (new structures or additions): Type II A
 Total square footage of building: B1-18,676 gsf B2-19,165 gsf

Use of property: Commercial (Business / Retail)
 Gross square feet of office: 17,910 gsf
 Gross square feet of retail area: 18,012 gsf
 Number of employees in warehouse: NA
 Number of employees in production area: NA
 Capacity of restaurant / place of assembly: 60

Number of bicycle stalls shown: 12
 Number of bicycle stalls required: 12

Number of parking stalls:	Required	Provided
Small car	0	0
Large car	110	110
Accessible	5 / 1 van	5 / 1 van
Total	125	125

Number of Trees shown: See Landscape Plan



BROADWAY STATION
 1513 LAKE POINT DRIVE
 MADISON, WISCONSIN

SITE PLAN

09/05/07 Plan Commission
 09/14/07 City Traffic Review
 09/17/07 Plan Commission-Review
 09/17/07 Schematic Design

A1.0



1 OVERALL SOUTH ELEVATION
3/32"=1'-0"



2 OVERALL NORTH ELEVATION
3/32"=1'-0"

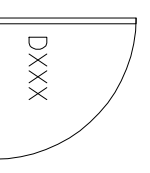


3 EAST ELEVATION
3/32"=1'-0"



4 WEST ELEVATION
3/32"=1'-0"

SYMBOLS KEY AND ABBREVIATIONS:



DOOR NUMBER, REFER TO
DOOR SCHEDULE ON SHEET
AS.O.



WINDOW NUMBER, REFER TO
WINDOW SCHEDULE ON
SHEET AS.O.



KEY NOTE



FIRE RATING DESIGNATION

ROOM NAME

ROOM NAME TAG



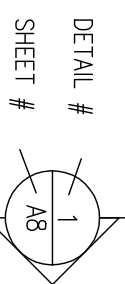
FLOOR FINISH TRANSITION



FLOOR HEIGHT TRANSITION



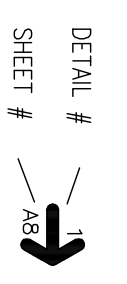
SECTION OR DETAIL TAG
REFERRING TO DETAIL # /
SHEET #.



DETAIL REFERENCE TAG
REFERRING TO DETAIL # /
SHEET #.

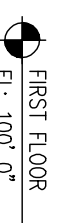


DETAIL REFERENCE TAG
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SHEET #.

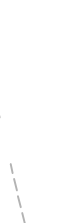


INTERIOR ELEVATION REF.
REFERRING TO DETAIL # /
SHEET #.

PARTITION TYPE, SEE SHEET AS.1



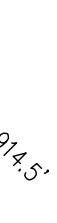
SECTION ELEVATION TAG



EXISTING TOPOGRAPHY



PROPOSED NEW
TOPOGRAFICAL GRADE



PROPOSED NEW
SPOT ELEVATION

PROJECT DATA:

LOCATION: 1513 LAKE POINT DRIVE
MADISON, WISCONSIN
REGULATING JURISDICTIONS:
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
WISCONSIN ADMINISTRATIVE CODE
CHAPTERS 61-65
2000 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:
TYPE IIA, NON-COMBUSTIBLE

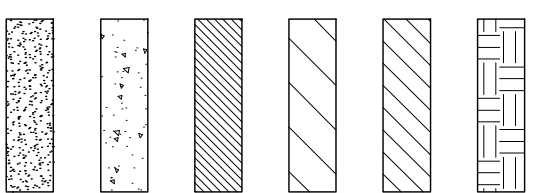
OCCUPANCY:
BUSINESS = GROUP "B"
MERCHANDISE = GROUP "M"
ASSEMBLY = GROUP "A-2"

AREA CALCULATIONS:
B1: 18,676 SF
B2: 19,165 SF
THIS IS A FULLY-SPRINKLERED BUILDING

FIRE AREAS:
NONE

EXIT TRAVEL DISTANCE:
250 FT MAX. (IBC 1004.2.4)
ACCESSIBILITY:
PER IBC CH. 11 AND ANSI 117

HATCH PATTERNS:



EARTH
BRICK
CONCRETE MASONRY UNIT (CMU)
WOOD FRAMED WALL
CONCRETE
ASPHALT (PLAN)
GRANULAR FILL (SECTION)

COMMON ABBREVIATIONS:

AB ANCHOR BOLT	BN FINISH (OR) FINISHED	OC ON CORNER
AC1 ADDITIONAL GELING TILE	FF FINISH FLOOR	OCM ON CENTER EACH WAY
AF ABOVE FINISH FLOOR	F-F FACE-TO-FACE	OD OUNSIDE DIAMETER
AGS ASCORCATE	FG FINISH GRADE	OH OVER HEAD
ALUM ALUMINUM	FGD FINISH GRADE	OPP OPPOSITE
AS ARCHITECTURAL	FL FINISH LINE	PBC PRE-CONCRETED W/CL BUILDING
ARCH ARCHITECT/ARCHITECTURAL	FLD FINISH FIELD	PEN PENETLERS
B-B BACK-TO-BACK	FLV FIELD VERIFY	PC PLUMBING CONTRACTOR
BK BLOCK	GA GAUGE	P/C PRESS/PRESSURE
BM BEAM	GC GENERAL CONTRACTOR	P/P POST TENSIONED
BT BOTTOM	GI GRID LINE	P/R RUBBER BASE
BRG BRACING	GM GRASS/GRASS MAT	REW REWORKING
BS BUSH STOPS	GMG GYPSUM WALL BOARD	RFU ROOF TOP UNIT
C CHANNEL DESIGNATION	GSP GYPSUM	SCHED SCHEDULE
CP CAST IN PLACE	H HORIZONTAL	SIB SIBER
CJ CONSTRUCTION JOINT	HP HIGH POINT	SIG SIGN
CL CONTROL JOINT	HPC HIGH POINT CONTROL	SOG SLAG ON GRADE
CLR CLEAR DISTANCE	HVC HEATING, VENTILATING & AIR CONDITIONING	SPE SPECIFICATION
CMU CONCRETE MASONRY UNIT	HW HARDWOOD	STR STRUCTURAL
CON CONCRETE	ID INSIDE DIAMETER	TAIL
CONN CONNECTION	INSUL INSULATION	TK TOP OF
CONT CONTINUOUS	INT INTERIOR	TOC TOP OF CONCRETE
CONTR CONTRACTOR	JT JOINT	TOF TOP OF FLOOR
CT CEILING TILE	K KNOCK OUT	TOP TOP OF WALL
D DEPTH	L LENGTH	TRP TOP OF REEF ELEVATION
DB DESIGN BUILD	L-1 LENGTH/DESIGNATION	TW TOP OF WALL ELEVATION
DM DIMENSION	LG LENGTH/LOG	TRP TYPICAL
DN DOWN	LH LIGHT GAUGE METAL FRAMING	
DTL DETAIL	LIV LONG LEGS VERT	
DWG DRAWING	LK LONG LEGS	
DWL DWELL	LK LAMINATED VENEER LUMBER	
EA EACH	LX MANUFACTURER	
EE ELECTRICAL CONTRACTOR	MAX MAXIMUM	
EJ EXPANSION JOINT	ME MECHANICAL	
ELEV ELEVATION	MEP MECHANICAL, ELECTRICAL, PLUMBING	
ENG ENGINEER	MEP MECHANICAL, ELECTRICAL, PLUMBING	
EQ EQUAL WAY	MEP MECHANICAL, ELECTRICAL, PLUMBING	
EW EQUAL WAY	MEP MECHANICAL, ELECTRICAL, PLUMBING	
EXP EXPANSION	MEP MECHANICAL, ELECTRICAL, PLUMBING	
EXT EXTERIOR	MEP MECHANICAL, ELECTRICAL, PLUMBING	
	MEP MECHANICAL, ELECTRICAL, PLUMBING	

BROADWAY STATION

1513 LAKE POINT DRIVE

MADISON, WISCONSIN

SHEET INDEX: SCHEMATIC DESIGN / PRELIMINARY PRICING

CS COVER SHEET
A1.0 SITE PLAN
A2.0 BUILDING ELEVATIONS

OVERALL SITE LOCATION MAP:



COVER SHEET

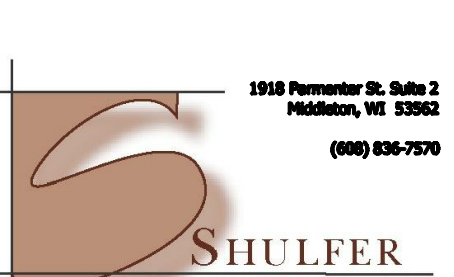
BROADWAY STATION

1513 LAKE POINT DRIVE

MADISON, WISCONSIN

09/05/07
Plan Commission
09/17/07
Schematic Design

CS



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