



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

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

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

Date Submitted: <u>November 12, 2014</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>November 19, 2014</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 1701 Wright Street, Madison, WI 53704  
Project Title (if any): Madison College Culinary Addition and Renovation

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

**C. Other:**

- Please specify: \_\_\_\_\_

AGENDA ITEM # 310183  
 LEGISTAR # 12  
 ALD. DIST. 12

CITY OF MADISON  
 11:20 A.M.  
 NOV 12 2014  
 Planning & Community  
 & Economic Development

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

Applicant Name: Mike Stark  
 Street Address: 1701 Wright Street  
 Telephone: (608) 246-6263 Fax: (608) 246-6331  
6737

Company: Madison College  
 City/State: Madison, WI Zip: 53704  
 Email: mmstark@madisoncollege.edu

Project Contact Person: Hamid Noughani  
 Street Address: 7427 Elmwood Avenue  
 Telephone: (608) 827-5047 Fax: (608) 827-6960

Company: Assemblage Architects  
 City/State: Middleton, WI Zip: 53562  
 Email: noughani@assemblagearchitects.com

Project Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 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 Al Martin on November 10, 2014  
(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 Mike Stark

Relationship to Property owner

Authorized Signature Mike Stark

Date 11/12/14

Madison College

Culinary Addition and Renovation

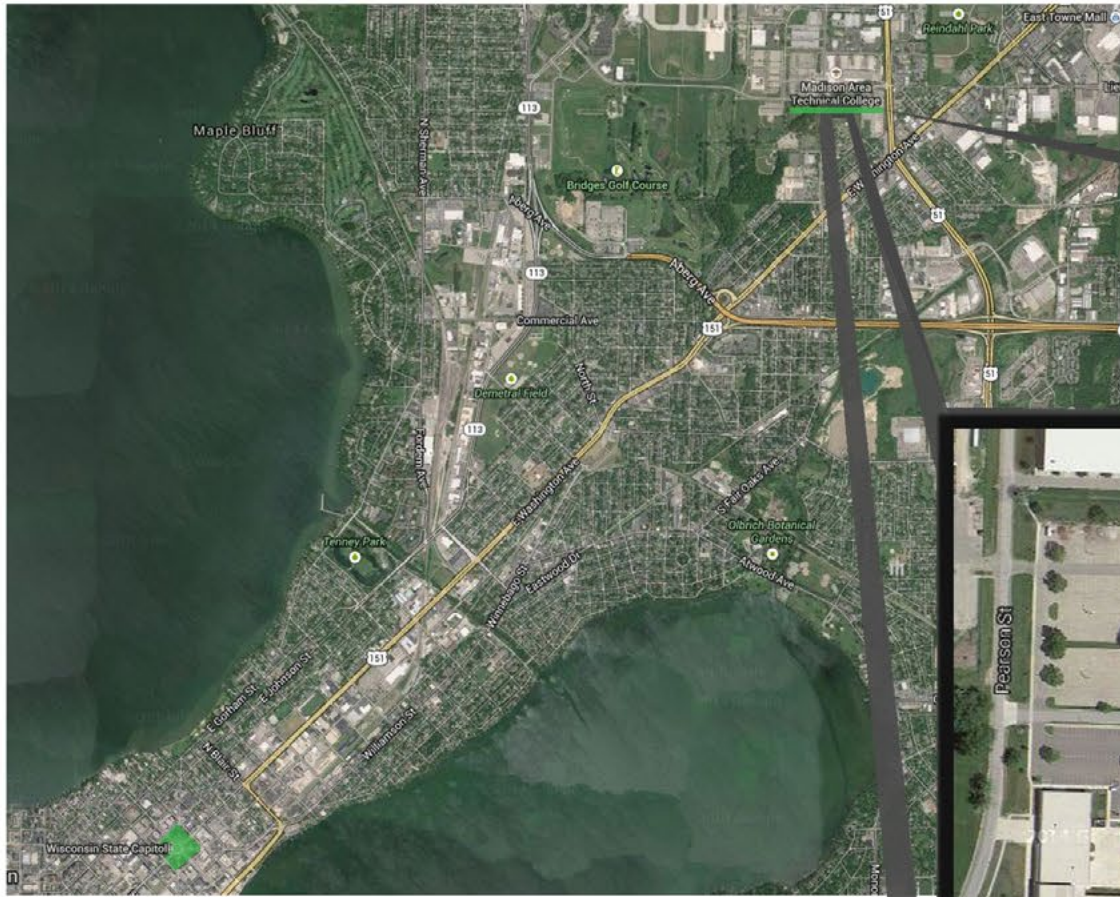
### **Project Narrative**

The project is designed to accommodate the expansion and renovation of the culinary and baking programs. The project will fill a courtyard space between the existing trux building and the existing administration building expanding eastward to accommodate a relocated entrance and meeting spaces.

The addition will be a one story building, 21' tall, and will reflect material and architecture of the Gateway addition that was completed in 2013. The building exterior will utilize solar shading strategies to minimize heat gain, ample glazing to provide daylighting, and relocates the plaza to service students' outdoor activities and gatherings.

The site improvement will include modest modifications to the parking areas to accommodate public transportation bus service, and better pedestrian access. The landscaping adjacent to the building will be reconfigured to reflect the new addition and reconfigured access patterns.

The total addition is approximately 50,000 SF.



AREA A



AREA B

# SITE LOCATER MAP

assemblageARCHITECTS

7427 Elmwood Avenue, Middleton, Wisconsin 608 627 5047



**JSD** Professional Services, Inc.

• Engineers • Surveyors • Planners



VIEW SOUTH FROM ENTRY DRIVE



VIEW WEST FROM ENTRY DRIVE



VIEW EAST FROM ENTRY DRIVE



SOUTHWEST CORNER OF LOADING DOCK



VIEW SOUTHWEST FROM ENTRY DRIVE

# AREA A PHOTOS



ADMINISTRATIVE BUILDING - EAST FACE



ENTRANCE TO GYMNASIUM STAIRWELL



VIEW NORTH INTO MAIN PLAZA



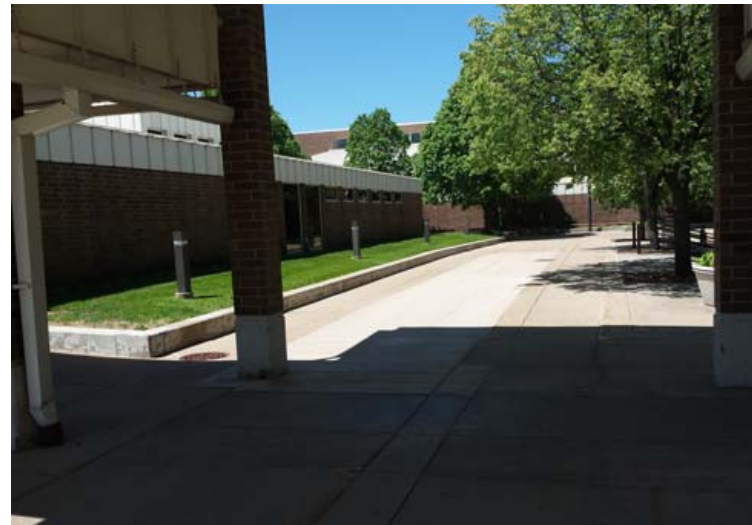
VIEW NORTH TO MAIN ENTRANCE



ADMINISTRATIVE BUILDING - SOUTH FACE



OPEN GREEN SPACE



ADMINISTRATIVE BUILDING - NORTH FACE



VIEW EAST TO DRIVEWAY EXIT



DAY CARE ENTRANCE DOORS



ADMINISTRATIVE BUILDING - SOUTH FACE



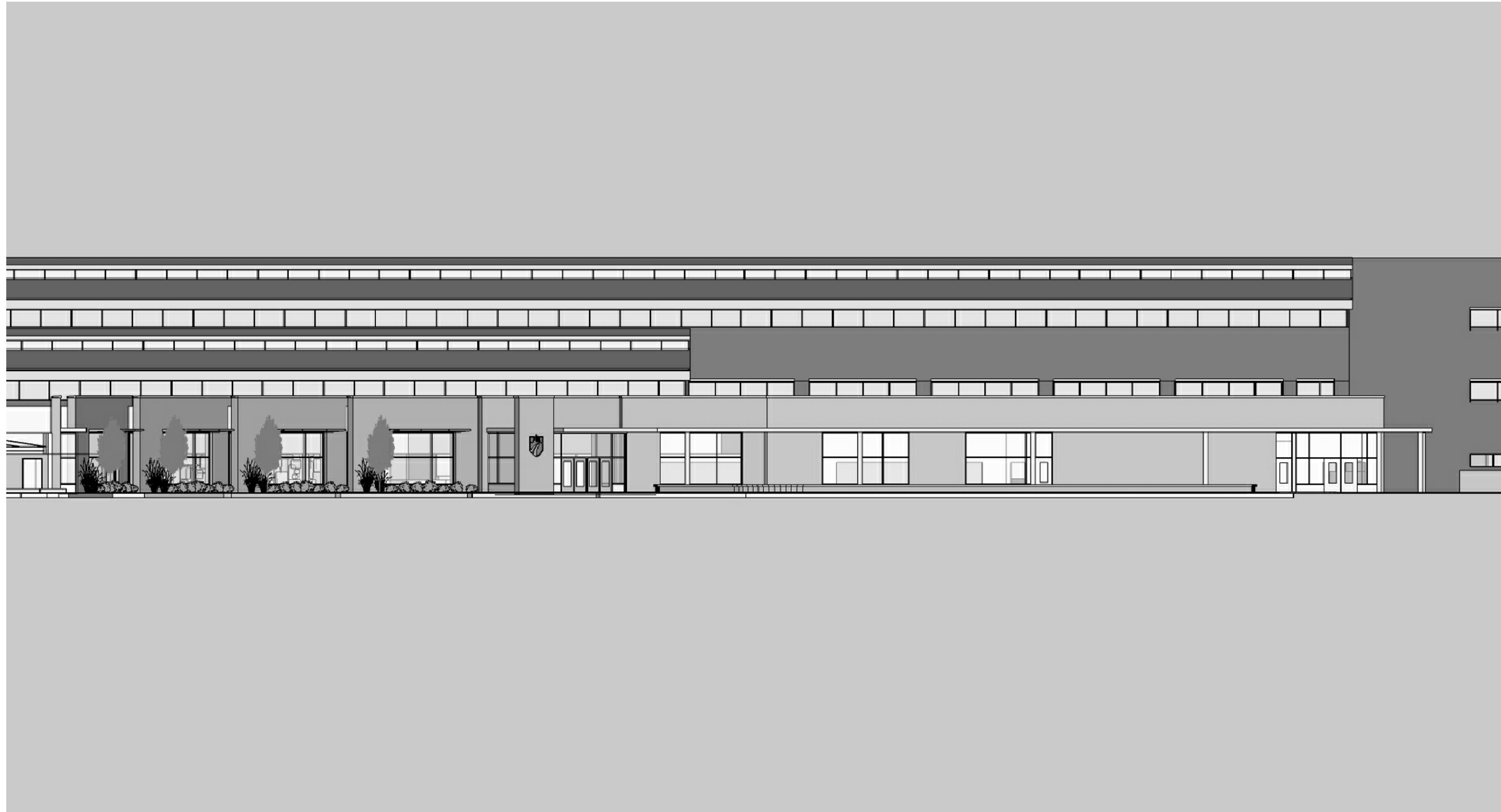
ADMINISTRATIVE BUILDING - NORTH FACE



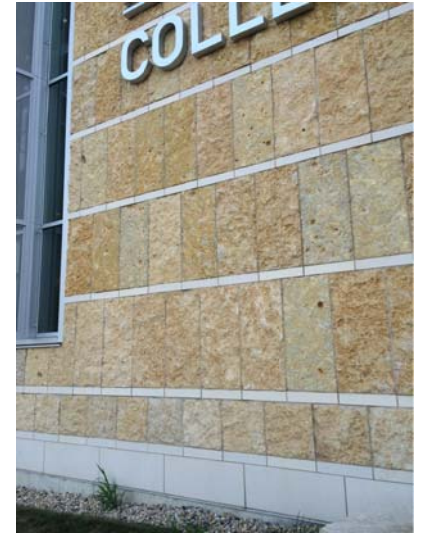
BIKE PARKING AREA

# AREA B PHOTOS

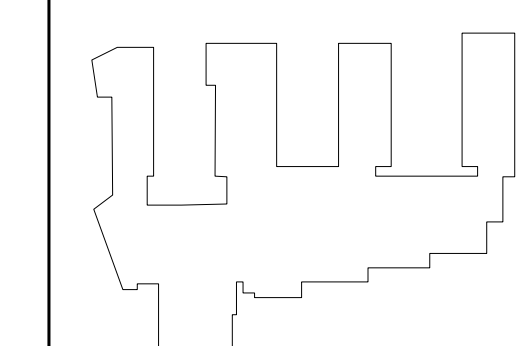
MADISON COLLEGE - TRUAX BUILDING  
CULINARY ADDITION AND RENOVATIONS



SOUTH ELEVATION ADDITION



EXTERIOR MATERIAL  
TO BE SIMILAR TO THE  
EXISTING GATEWAY  
BUILDING MATERIAL



**LEGEND (PROPOSED)**

- PROPERTY LINE
- - - EASEMENT LINE
- SAWCUT
- BUILDING LINE
- EDGE OF PAVEMENT
- CONSTRUCTION FENCE
- 18" STANDARD CONCRETE CURB & GUTTER
- 18" REJECT CONCRETE CURB & GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- X TREE REMOVAL

**GENERAL NOTES**

- REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- 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.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

**SITE PLAN NOTES**

- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TX-26UV CONCRETE SEALANT.
- USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR PARKING LOT STRIPING LINES.
- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.

**DEMOLITION NOTES**

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE. "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENDOGRADH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
- 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.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
  - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- 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 THESE IMPROVEMENTS.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF MADISON RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.

Parking Lot Plan Site Information Block	
Site Address	1701 WRIGHT STREET, MADISON, WI 53704
Site acreage (total)	TBD
Number of building stories (above grade)	1
Building height	TBD
DLHS type of construction (new structures or additions)	-
Total square footage of buildings	TBD
Use of property	MADISON COLLEGE CAMPUS
Gross Square Feet of retail	N/A
Gross Square Feet of restaurants	N/A
Number of employees in warehouse	-
Number of employees in production area	-
Capacity of restaurant/place of assembly	-
Total Lot Coverage	-
Number of bicycle stalls shown	TBD
Number of parking stalls:	
Small car	-
Large car	X
Accessible	X
Total	X
Number of trees shown	SEE LANDSCAPE PLAN L-1.0



CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE  
MADISON AREA OFFICE: 608.848.5360  
WISCONSIN STATE OFFICE: 608.261.1234

THE INFORMATION SHOWN ON THIS DRAWING IS BASED ON THE DATA AND RECORDS PROVIDED BY THE CLIENT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE CONTRACTOR IS ADVISED THAT ANY CHANGES TO THE INFORMATION SHOWN ON THIS DRAWING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

