



City of Madison

Proposed Conditional Use

Location
452 State Street/
229 West Gilman Street

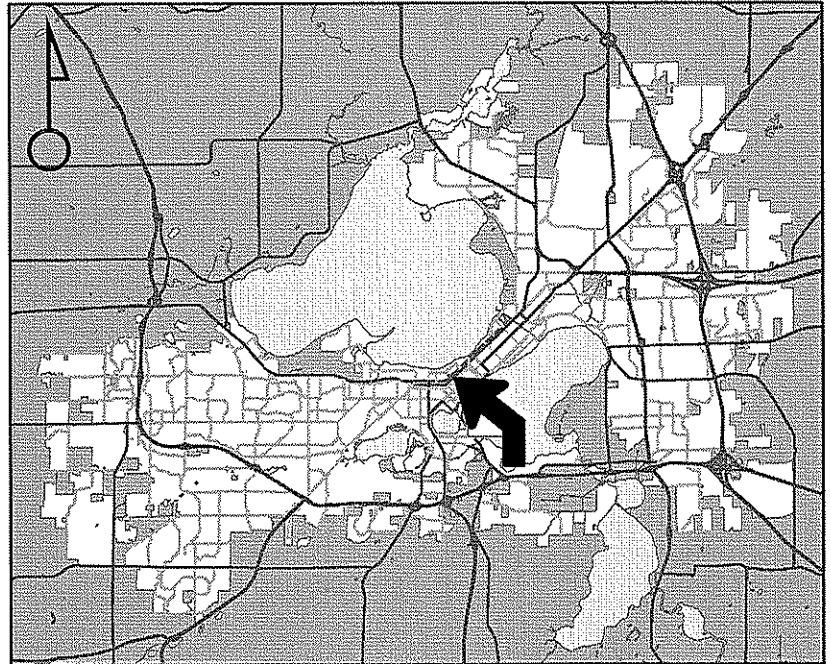
Project Name
Lisa Link Peace Park

Applicant
City of Madison/
Michael Sturm - Ken Saiki Design

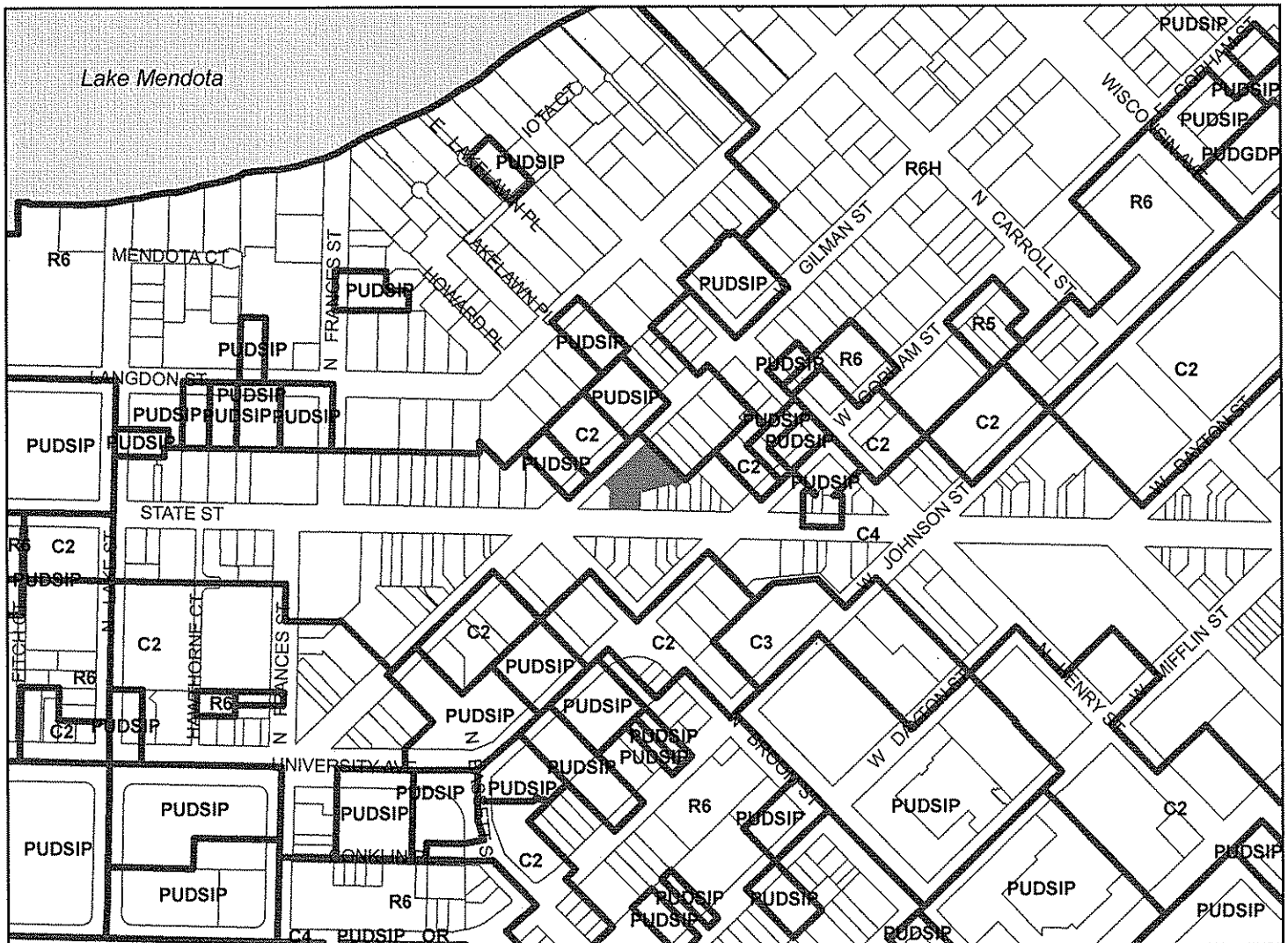
Existing Use
Lisa Link Peace Park

Proposed Use
Construct Visitors Center/Restroom
Building in Lisa Link Peace Park

Public Hearing Date
Plan Commission
05 October 2009



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 September 2009



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LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid NA Receipt No. _____
Date Received 7/15/09
Received By JLK
Parcel No. 09094421064
Aldermanic District 4 Michael VerWeest
GQ DDZ1; C4; Capitol/Fire Dist
Zoning District C4
For Complete Submittal
Application Letter of Intent
IDUP NA Legal Descript.
Plan Sets Zoning Text NA
Alder Notification 5/20/09 Waiver _____
Ngrhd. Assn Not. 5/20/09 Waiver _____
Date Sign Issued 7/15/09

1. **Project Address:** 229 W GILMAN **Project Area in Acres:** .36
Project Title (if any): LISA LINK Peace Park

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: CITY OF MADISON Company: Parks Division
Street Address: 210 MARTIN LUTHER KING JR BLVD City/State: MADISON WI Zip: 53703
Telephone: () Fax: () Email: _____
Project Contact Person: Michael Sturm Company: Ken Skiki Design
Street Address: 303 S. PATLSON City/State: MADISON WI Zip: 53703
Telephone: (608) 251-3600 Fax: 608 251-2330 Email: msturm@KSD-LK.com
Property Owner (if not applicant): CITY OF MADISON
Street Address: 210 MARTIN LUTHER KING JR BLVD City/State: MADISON WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Park Redevelopment

Development Schedule: Commencement Nov 2009 Completion Dec 2010 5

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ _____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of H/A Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Mike Uecker Dist 4 5-20-09 GSSBA, BID 5-20-09
 - If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 - Planner Tim Parks Date 05-14-09 | Zoning Staff Pat Anderson Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name MICHAEL STURM Date 07/15/09
 Signature [Signature] Relation to Property Owner Project Manager

Authorizing Signature of Property Owner _____ Date _____



LANDSCAPE
ARCHITECTS

303 South Paterson, Suite One
Madison, Wisconsin 53703

Voice: 608-251-3600
Fax: 608-251-2330
Email: msturm@ksd-la.com
Web: www.ksd-la.com

To: City of Madison Plan Commission

Project Name: Lisa Link Peace Park

From: Mike Sturm, Ken Saiki Design, Inc.

Date: 07/15/09

Project Introduction:

In 2001, the Lisa Link Peace Park Advisory Committee formed to provide recommendations to the City of Madison for improvements to Lisa Link Peace Park. The commission was comprised of various stakeholders from the community who convened twice a month for approximately two years. The commission met with an urban park specialist, researched urban park design principles, observed existing park uses, and discussed on-going park issues. The group was dedicated to providing consensus-based recommendations and submitted a final report and concept plan to the Common Council, which was approved in 2003. Key features of the concept plan include a visitor center, public restrooms, an interactive fountain, a performance stage with amphitheater seating, game tables, a secured storage area and space for outdoor seating.

The City of Madison is now ready to implement the plan and the project is entering the review process. Preliminary visitor center and park plans have been developed through programming sessions with representatives from the Parks Department, Downtown Madison Inc, Madison's Central Business Improvement District, and the Madison Police Department. Presentations to a variety of city committees have occurred; including the Downtown Coordination Committee, the State Street Design Oversight Committee, the Madison Central Business Improvement District board of representatives, and the Greater State Street Business Association. The project has had two informational reviews by The Urban Design Commission with favorable comments.

Project Description:

The project includes a new 992 sf visitor center and improvements to the .36 acre existing park. The visitor center provides operating space for BID ambassadors, a small workspace for Madison Police Dept. officers, and public restrooms. Please see the attached Occupant & Area Summary table for the gross square footage dedicated to each use.

303 S. PATERSON
SUITE ONE
MADISON, WI 53703

Phone: 608 251-3600
Fax: 608 251-2330
info@ksd-la.com
www.ksd-la.com

The visitor center proposed hours of operation are:

January-April:
11am – 2pm daily

May-September:
Monday-Tuesday: 11am – 2pm
Tuesday-Friday: 11am – 5pm
Saturday: 9am – 5pm
Sunday: 11am – 4pm

October-December:
Monday-Tuesday: 11am – 2pm
Wednesday – Sunday: 11am – 5pm

The public restrooms will be available during visitor center hours.

The visitor center and park will be maintained by the City of Madison Parks Division. The Parks Division is investigating additional cleaning service for the restrooms above the current mall concourse staff capabilities. BID ambassadors will not be responsible for restroom maintenance.

Park improvements include a dedicated performance space, an interactive fountain, game tables, bench and lawn seating, philosopher stone seating, improved site lighting, and bicycle parking. The fountain will be controlled from inside the visitor center and will be set to operate during specific days for an allotted time period. It will not operate continuously. The fountain mechanical's design will be based on experience from the Cypress Spray Park and will rely on proven fountain technology.

Professional consultants involved the project include:

Project Management and Landscape Architecture

Ken Saiki Design, Inc.
303 S. Paterson, Suite 1, Madison, Wisconsin 53704
Phone: 608.251.3600 Fax:608.252.2330

Architecture and Civil Engineering

MSA Professional Services
1230 South Boulevard, Baraboo, WI 53913
Phone: 608.355.8884 Fax: 608.356.2770

Lighting Design, Electrical Engineering, and Mechanical Engineering

KJWW Engineering Consultants
802 West Broadway, Suite 312 | Madison, Wisconsin 53713
608.223.9600 | Direct: 608.221.6708 | Fax: 608.223.9601

Graphic Design / Exterior Signage

Z-D Studios
111 S. Hamilton Street, Madison, WI 53703
Phone: 608 257 8400 Fax: 608.257 8440

The anticipated start of construction is November/December of 2009, with a potential completion date of late fall 2010.

We look forward to presenting the park improvements at the August 17th Plan Commission hearing.

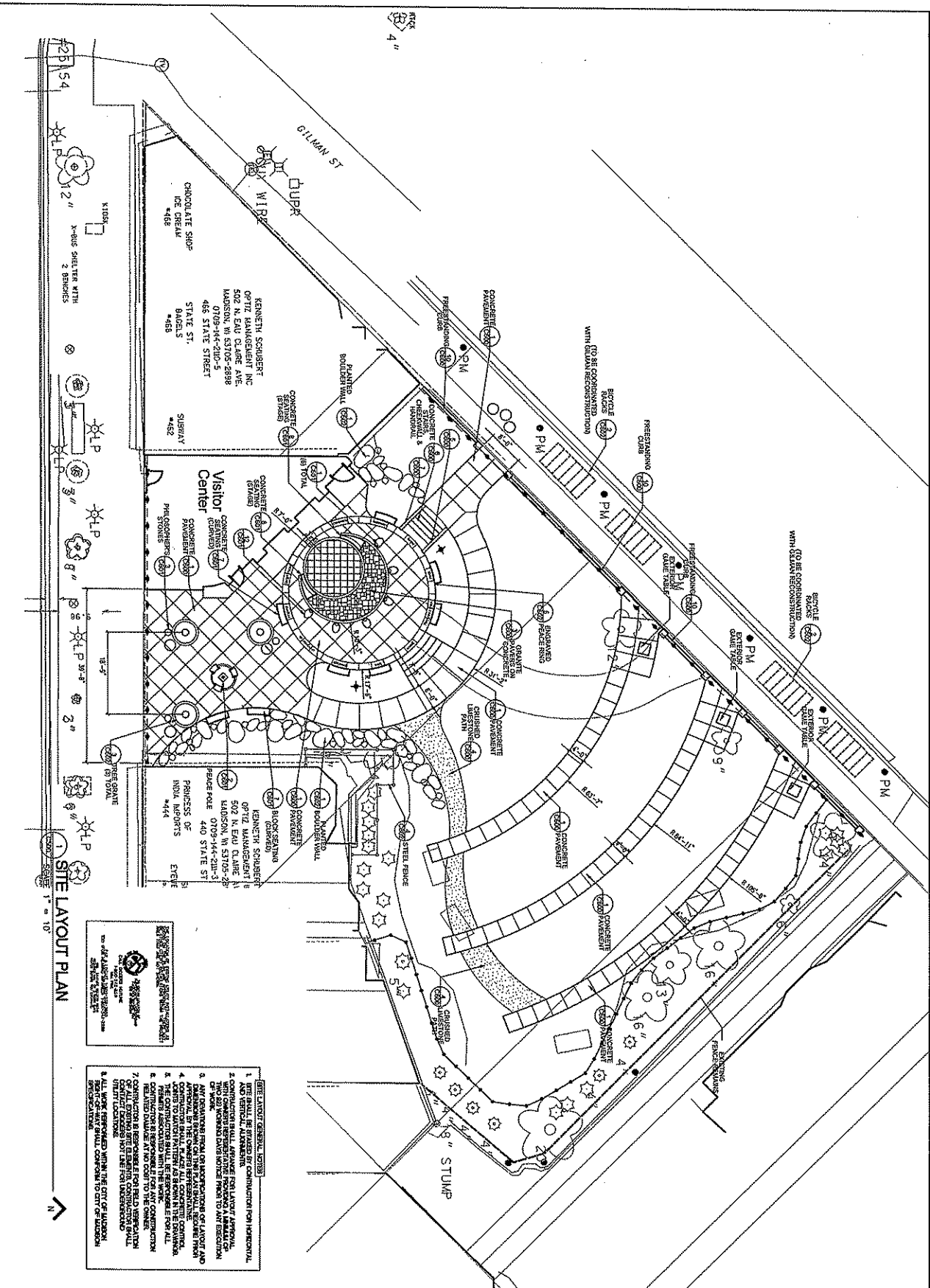
If you have any questions prior to presentation, please feel free to contact me directly.

Thank you,

A handwritten signature in black ink, appearing to read 'msturm', with a horizontal line extending to the right.

Mike Sturm

Ken Saiki Design, Inc.
303 S. Paterson Suite 1
Madison, WI 53703
Phone: 608.251.3600 Fax: 608.251.2330
msturm@ksd-la.com



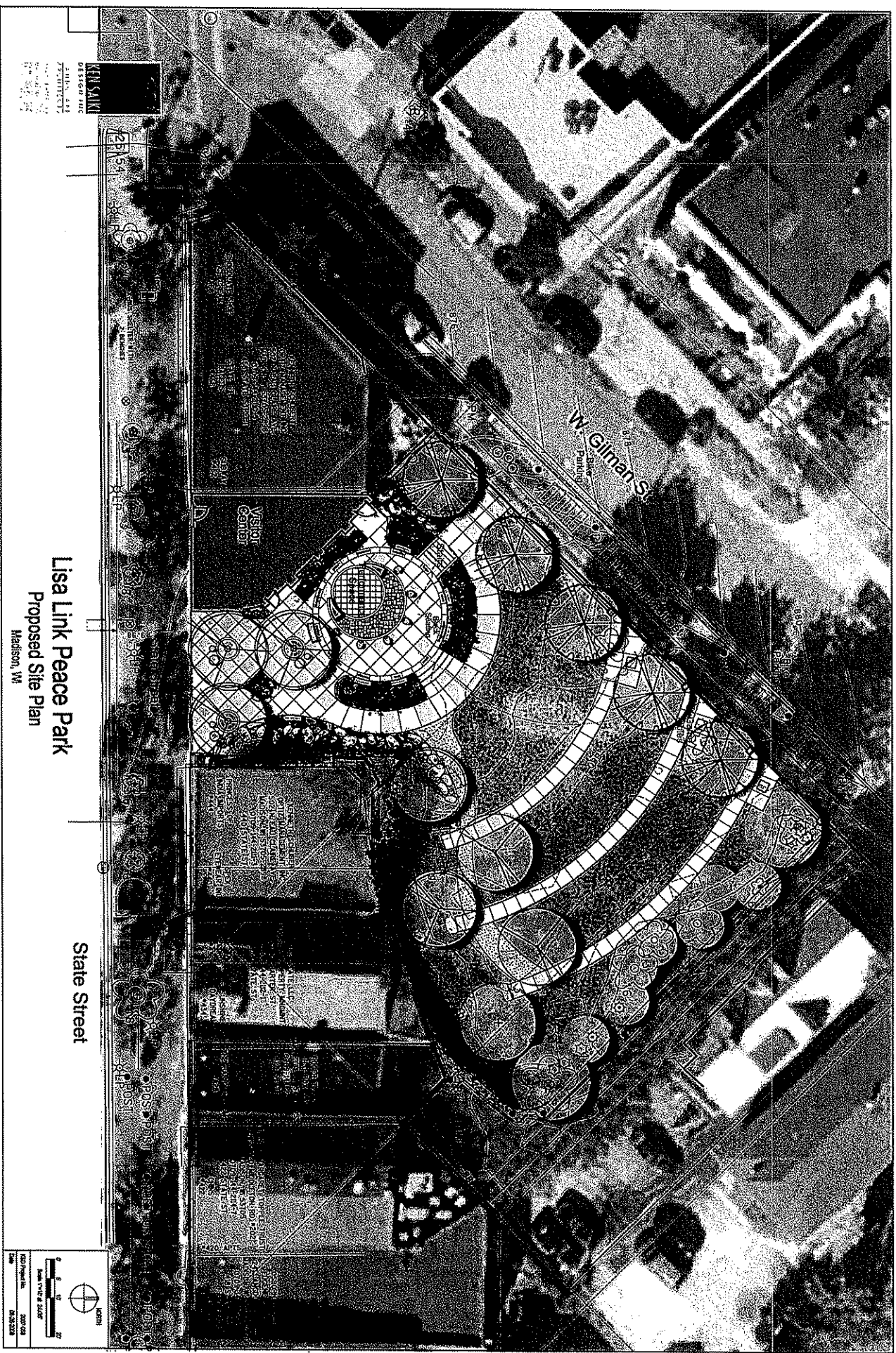
- SITE LAYOUT GENERAL NOTES:**
1. THIS PLAN SHALL BE REVIEWED BY CONSTRUCTION FROM THE CITY OF MADISON.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON.
 3. ANY CHANGES TO THIS PLAN SHALL BE APPROVED BY THE CITY OF MADISON.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON.

Project No.	5140
Drawn by	LS
Checked by	LS
Date	07-15-09
Sheet No.	100

Elizabeth Link Peace Park Redevelopment
 229 W. Gilman Street, Madison, WI



5



DESIGNED BY
KIMBERLY
ARCHITECTS
2007-2008

Lisa Link Peace Park Proposed Site Plan Madison, WI

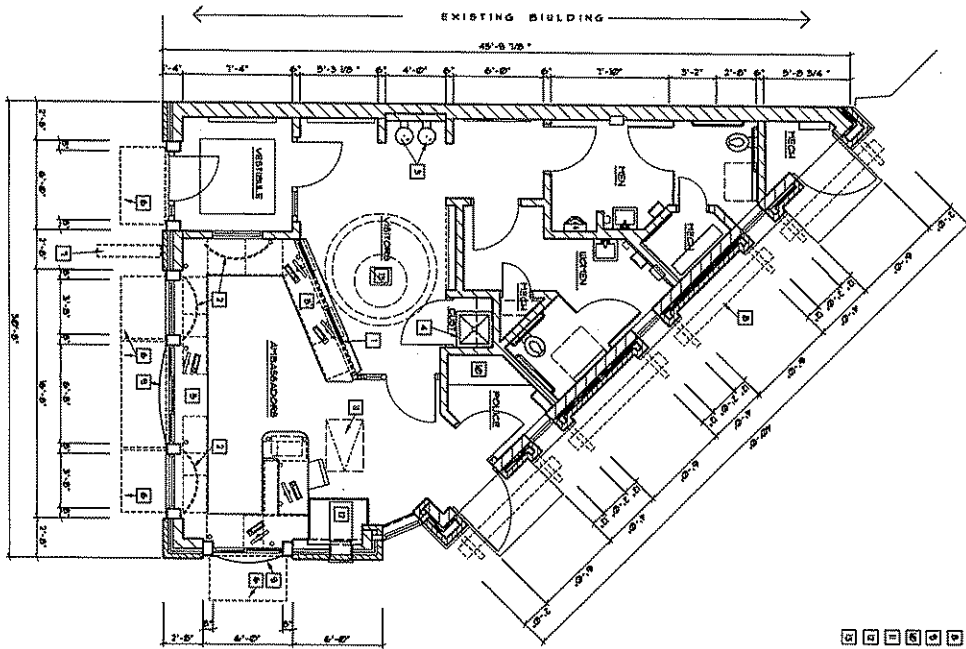
State Street

W. Gilman St

Scale: 1" = 20' (Horizontal)
Scale: 1" = 20' (Vertical)

DATE: 08/20/08
DRAWN BY: [Name]
CHECKED BY: [Name]

North Arrow



- BOX NOTES**
- 1 GLASS SERVICE UNDOOR TO 1ST FLOOR WITH GLASS REVISION ABOVE
 - 2 DRIVE-UP AREA BY COUNTER
 - 3 111-000 DISKONS FOUNTAIN - SEE PLUMBING
 - 4 100P SALON - SEE PLUMBING
 - 5 SERVICE COUNTER AT 3RD FLOOR
 - 6 APPOINTMENTS ABOVE
 - 7 SERVICE ABOVE
 - 8 TRAILS ABOVE
 - 9 WALK-UP SERVICE UNDOOR
 - 10 POLICE WORK COUNTERS AT 3RD FLOOR (110)
 - 11 BOOM ACCESS UNDOOR ABOVE
 - 12 2ND FLOORING WITH CABINETRY SURROUND
 - 13 4TH FLOOR ABOVE WITH COVERED CORNER AREA

FLOOR PLAN
 1/2" = 1'-0" (LIMIT)

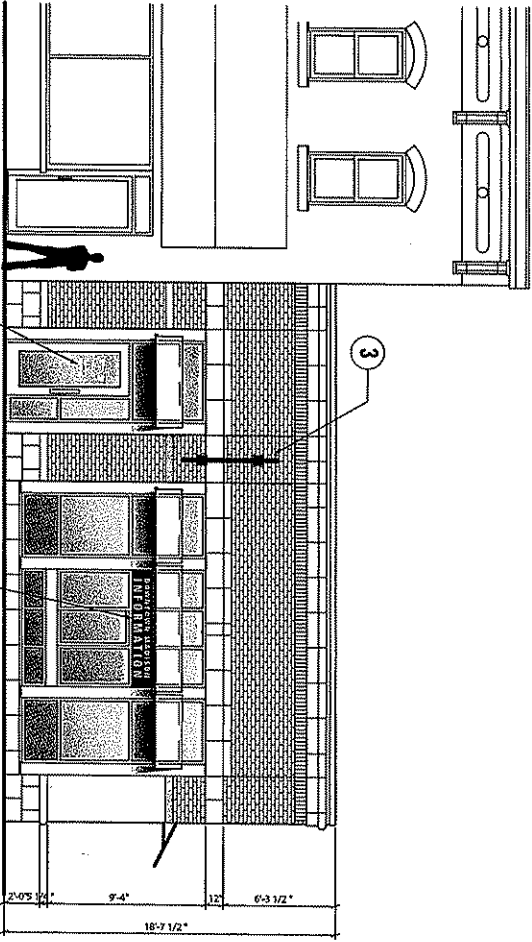
Elizabeth Link Peace Park Redevelopment
 229 W. Gilman Street, Madison, WI



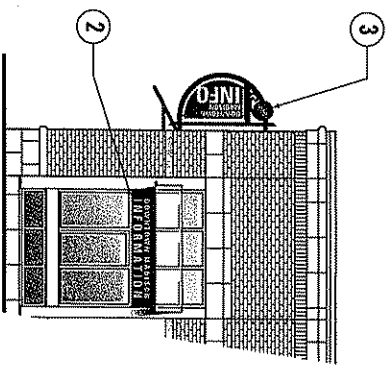
Project No.	6103
Owner	ELP
Drawn By	ESK
Check By	ESK
Date	8/20/03
Sheet No.	5/100

FLOOR PLAN

A100



South Elevation



East Elevation



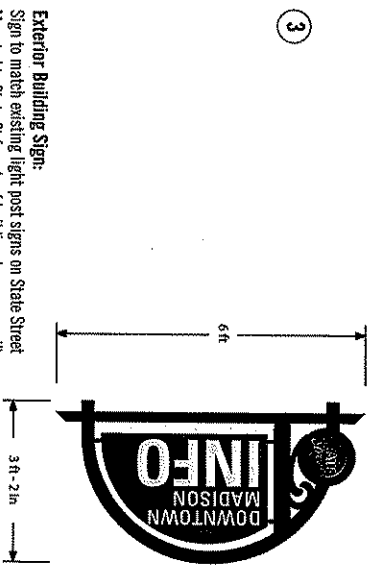
1 16 in

Window Vinyl Graphics:
 Located on glass windows facing State Street
 3M 7725-10 White translucent vinyl graphics- applied to glass
 Logo dimensions are: 16" wide x 16" high



2

Information Lettering:
 Curved metal panel on building facade over service windows.
 Exterior light fixture located behind panel.
 Black panel finish (to match State Street Fixtures)
 White acrylic push through letters set into metal panel.
 Panel dimension (approximate): 6'-6" wide x 1'-3" high
 Letters approximately 7" high and 4" high
 Font type: Univers Bold Condensed (to match State Street Banners)



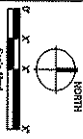
3

Exterior Building Sign:
 Sign to match existing light post signs on State Street
 Mounted to State St facade of building (masonry wall)
 Overall Dimensions (approximate): 38" wide x 72" high
 Framing/Bracket: Please refer to existing pedestrian banner bracket detail provided
 Graphic Panel: Digital print graphics to 3mm Dibond/hoes drilled for mounting to frame



Consultants

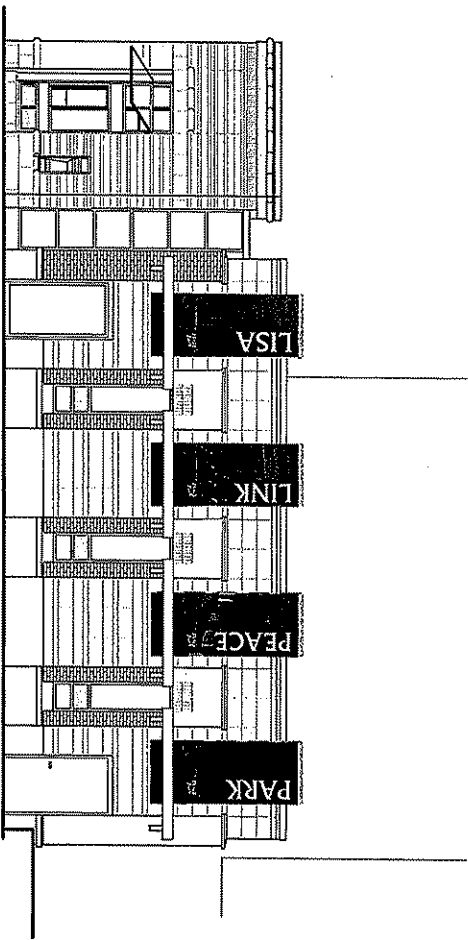
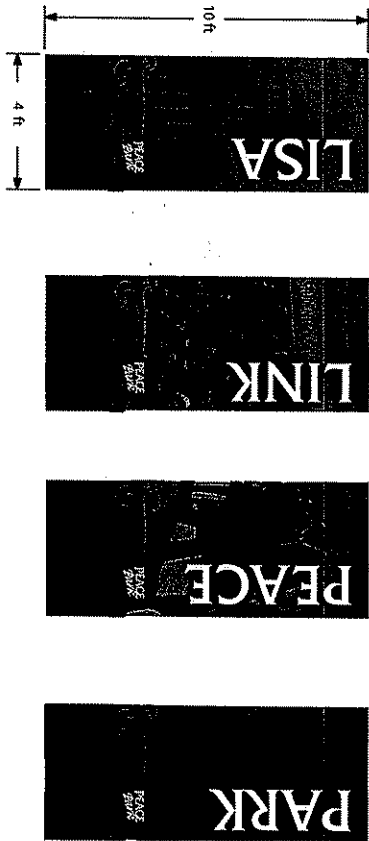
Elizabeth Link Peace Park Redevelopment
 229 W. Gilman Street, Madison, WI



Scale	1" = 1'
Revision/Description	Date
01/27/2025	08/25/2025
02/03/25	09/03/25
07/15/25	
Project No.	5101
Drawn By	SK
Checked By	SK
Date	07/15/25
Sheet Title	EXTERIOR SIGNAGE CONCERNS
Sheet No.	S101



LOGO:
Lisa Link Peace Park graphic identity

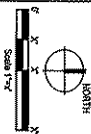


Exterior Banner Graphics:
4 quantity graphic banners facing the park
Digital printed graphics to 10' tall x 4' wide aluminum panel (Ibond or vendor recommended aluminum panel to withstand elements)
Panels mount to building facade (masonry wall) and extend higher than the facade



Coordinator

Elizabeth Link Peace Park Redevelopment
229 W. Gilman Street, Madison, WI



Revision/Description	Date
CC3	04-04-09
CC2	03-12-09
CC1	03-03-09
Project No.	6410
Drawn By	XX
Checked By	XX
Scale	1"=15'-0"
Sheet Title	LOGO & BANNER CONCEPTS
Sheet No.	S100