



# 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: _____	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: _____	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 4141 Nakoosa Trail  
 Project Title (if any): Nakoosa Trail Fleet Services Facility

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 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: Public Project

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

Applicant Name: RNL Design Company: \_\_\_\_\_  
 Street Address: 1451 Dolley Madison Blvd., Suite 200 City/State: McLean, Virginia Zip: 22101  
 Telephone: (800) 826-7803 Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

Project Contact Person: Ken Anderson Company: \_\_\_\_\_  
 Street Address: same as above City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: (703) 720-0303 Fax: (\_\_\_\_) \_\_\_\_\_ Email: ken.anderson@rnldesign.com

Project Owner (if not applicant) : City of Madison, Jim Whitney  
 Street Address: 210 Martin Luther King Jr. Blvd., Rm. 115 City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: (608) 266-4563 Fax: (608) 264-9275 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 12/8/14.

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 Ken Anderson Relationship to Property Architect, Design Professional

Authorized Signature [Signature] Date 12/8/14

# NAKOOSA TRAIL PUBLIC WORKS FACILITY



UDC SUBMITTAL

SCHEMATIC DESIGN  
12/17/2014

NAKOOSA TRAIL  
PUBLIC WORKS  
FACILITY  
MADISON, WISCONSIN

**RNL**  
1451 DOLLEY MADISON BLVD  
SUITE 200  
MCLEAN, VA 22101  
703.720.0303 T  
703.903.9755 F

**Maintenance  
Design  
Group**

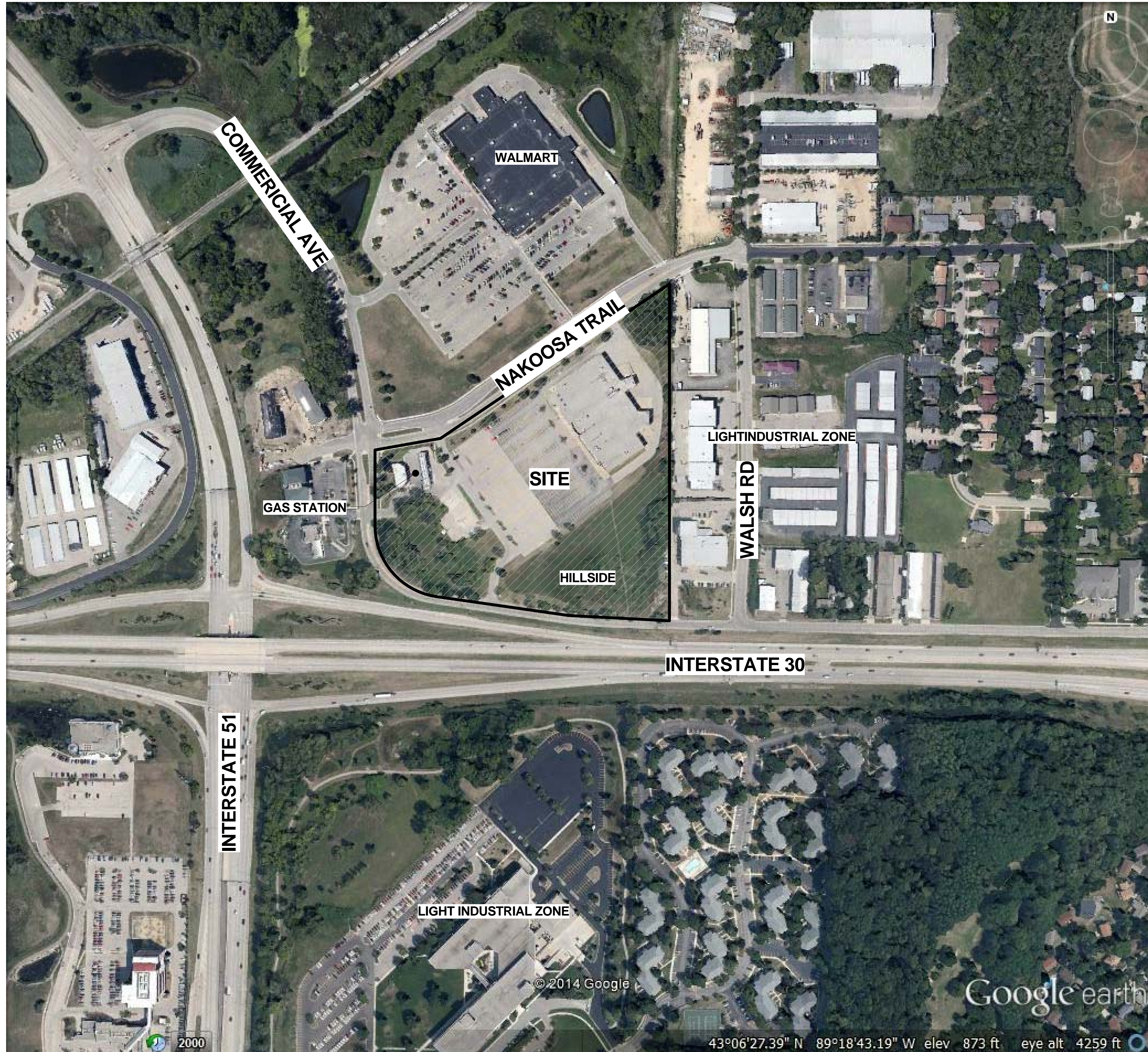
MDG  
1600 Stout Street Suite 940  
Denver, CO 80202  
P: 303.302.0266

**SA  
STRAND  
ASSOCIATES**

STRAND  
910 West Wingra Drive  
Madison, WI 53715  
P: 608.251.4843  
F: 608.251.8655

**MEAD  
&  
HUNT**

MEAD & HUNT  
1743 Wazee Street Suite 400  
Denver, CO 80202  
P: 303.825.8844



VICINITY MAP

**RNL**

1451 DOLLY MADISON BLVD  
SUITE 200  
MCLEAN, VA 22101



MDG  
STRAND  
MEAD & HUNT

NAKOOSA TRAIL PUBLIC  
WORKS FACILITY

MADISON, WISCONSIN

SCHEMATIC DESIGN

UDC SUBMITTAL 12/17/14

No REVISION/SUBMISSION DATE

PROJECT No: 376601

DATE: 12/17/2014

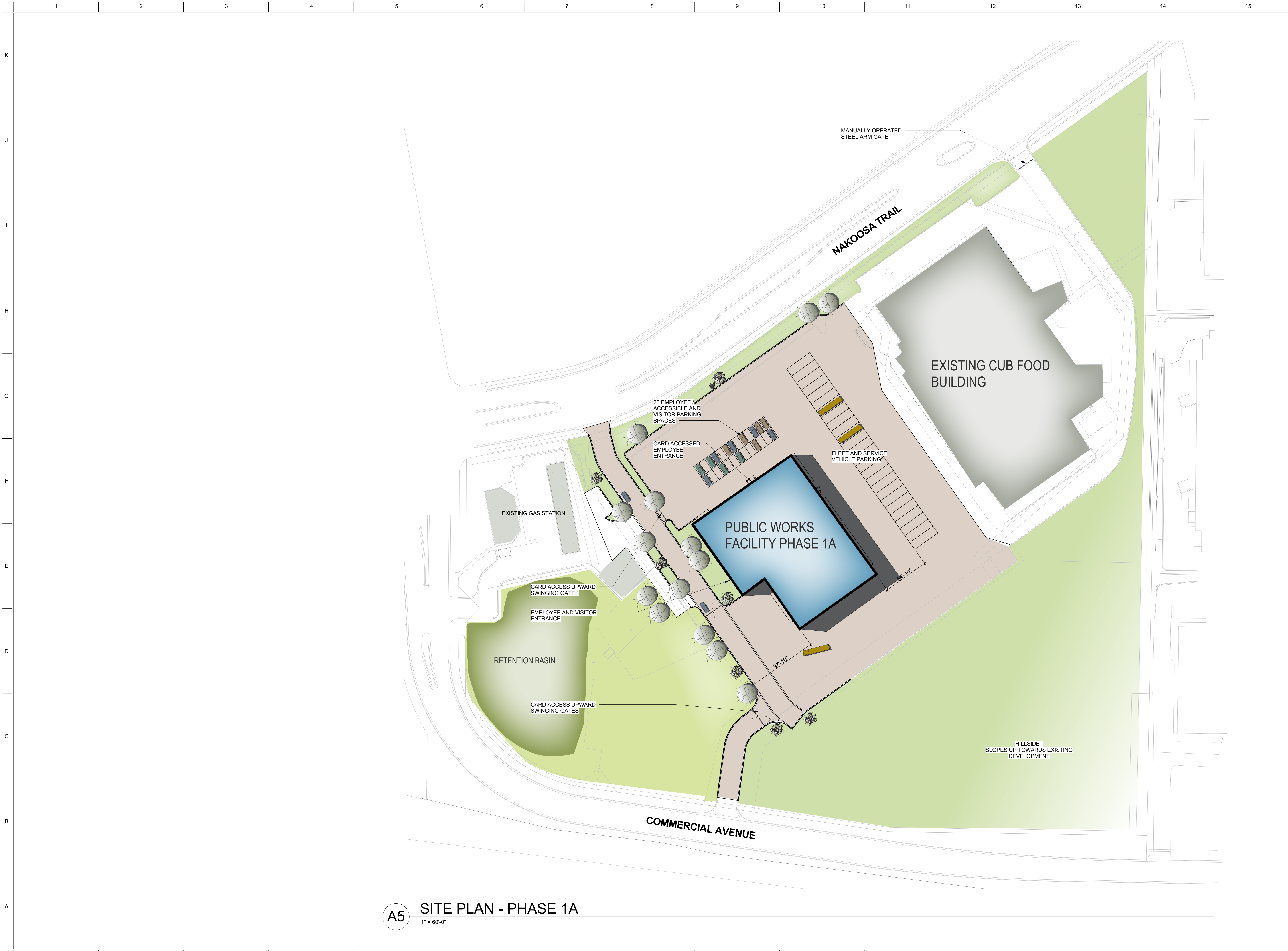
SCALE: 1/4" = 1'-0"

VICINITY MAP

**G-001**

DRAWN BY: ALAN CHECKED BY: CONAN 12/17/14 11:52 PM

C:\Users\jmc\Documents\376601\NAKOOSA\PHASE 1A\AS-100.dwg  
 DRAWN BY: ALAN CHECKED BY: COLBY  
 12/07/14 12:58 PM



**A5** SITE PLAN - PHASE 1A  
1" = 60'-0"

**RNL**

1451 DOLLY MADISON BLVD  
SUITE 200  
MCLEAN, VA 22101



MDG  
STRAND  
MEAD & HUNT

**NAKOOSA TRAIL PUBLIC WORKS FACILITY**  
**MADISON, WISCONSIN**  
**SCHEMATIC DESIGN**

UDC SUBMITTAL	12/17/14
---------------	----------

No	REVISION/SUBMISSION	DATE

PROJECT No: 376601  
DATE: 12/17/2014  
SCALE: 1" = 60'-0"

**A** SITE PLAN PHASE 1A  
**AS-100**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

K  
J  
I  
H  
G  
F  
E  
D  
C  
B  
A

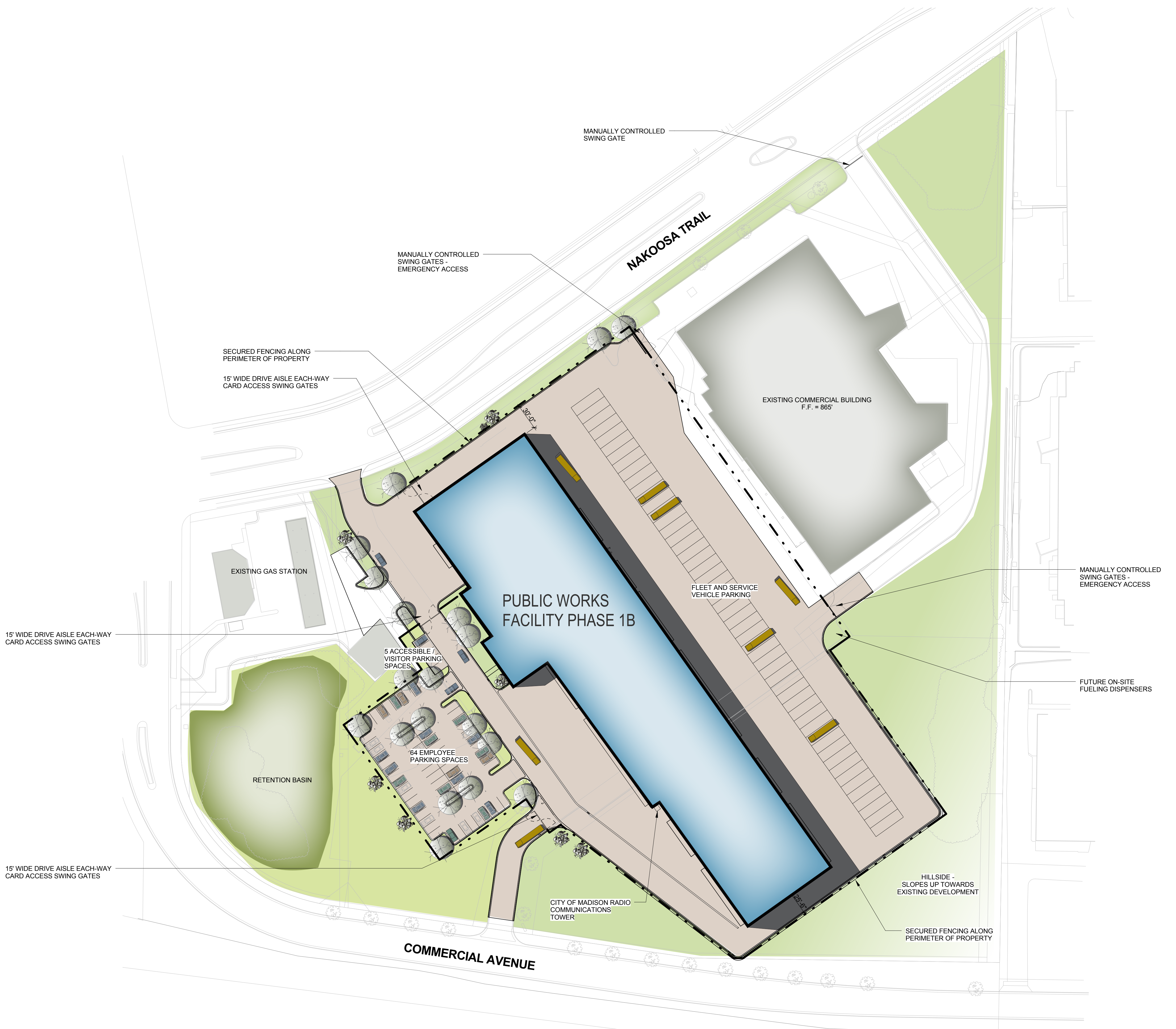
**RNL**

1451 DOLLY MADISON BLVD  
SUITE 200  
MCLEAN, VA 22101



MDG  
STRAND  
MEAD & HUNT

**NAKOOSA TRAIL PUBLIC WORKS FACILITY**  
**MADISON, WISCONSIN**  
**SCHEMATIC DESIGN**



**A5 SITE PLAN - PHASE 1B**  
1" = 60'-0"

UDC SUBMITTAL	12/17/14
---------------	----------

No	REVISION/SUBMISSION	DATE

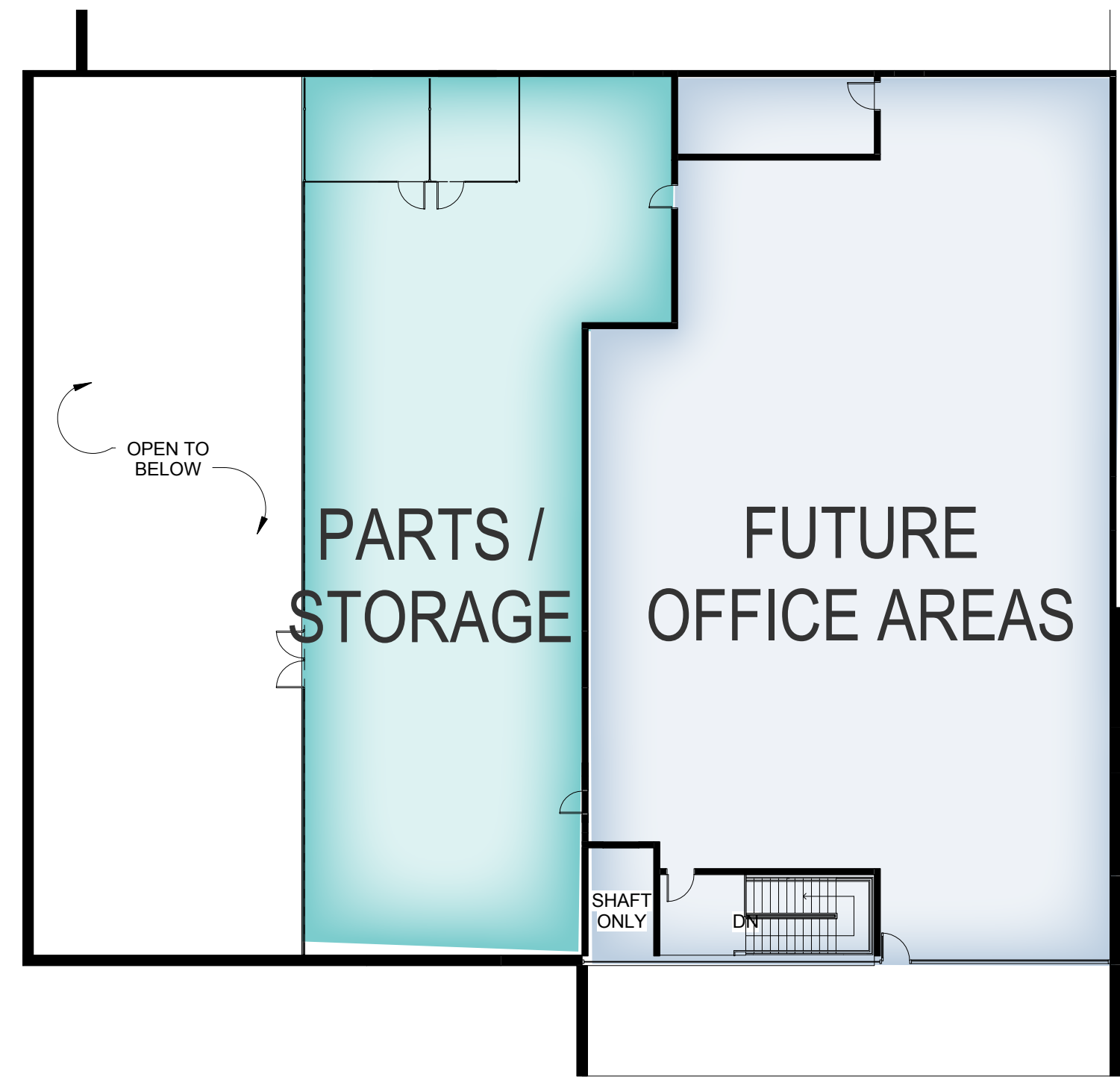
PROJECT No: 376601  
DATE: 12/17/2014  
SCALE: 1" = 60'-0"

**A SITE PLAN PHASE 1B**

**AS-101**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

C:\Users\mcmahon\Documents\376601\NAKOOSA\_PUBLIC\_WORKS\AS-101.dwg  
 DRAWN BY: ALAN CHECKED BY: COLIN  
 12/07/14 12:15 PM



2 ADMIN MEZZANINE LEVEL - PHASE 1A  
1/16" = 1'-0"



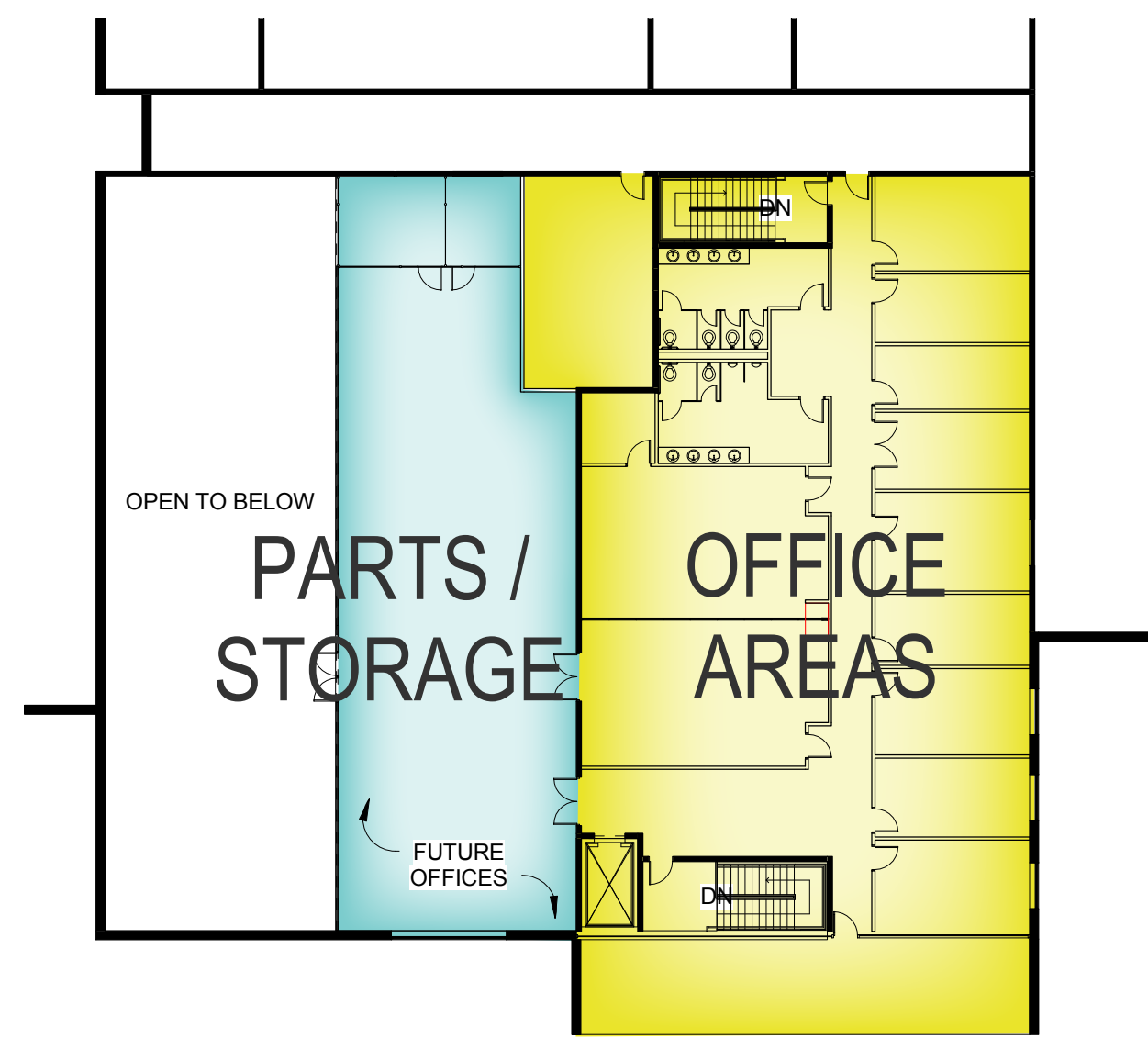
1 OVERALL FLOOR PLAN PHASE 1A  
1/16" = 1'-0"

UDC SUBMITTAL	12/17/14
---------------	----------

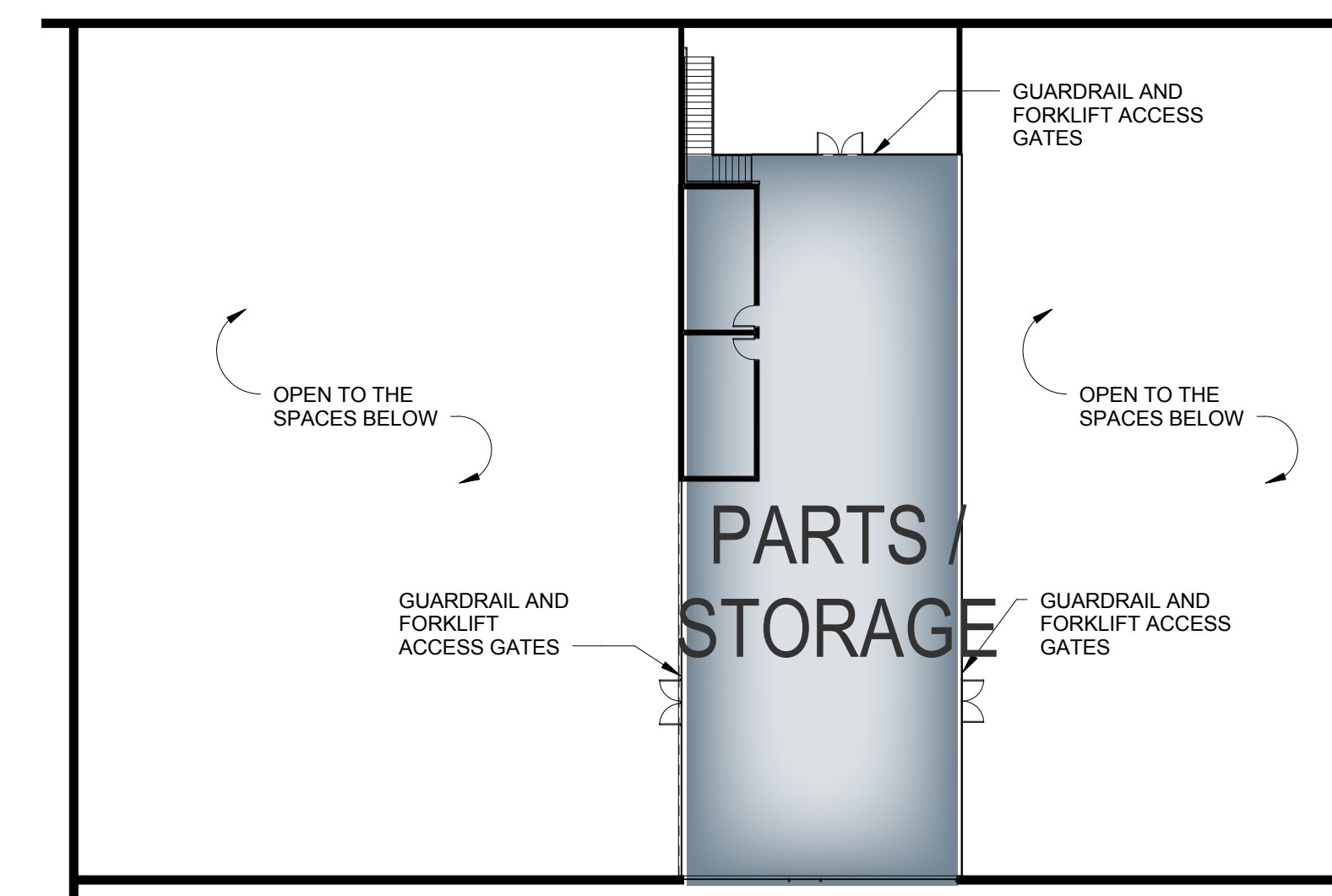
No	REVISION/SUBMISSION	DATE

PROJECT No: 376601  
DATE: 12/17/2014  
SCALE: 1/16" = 1'-0"

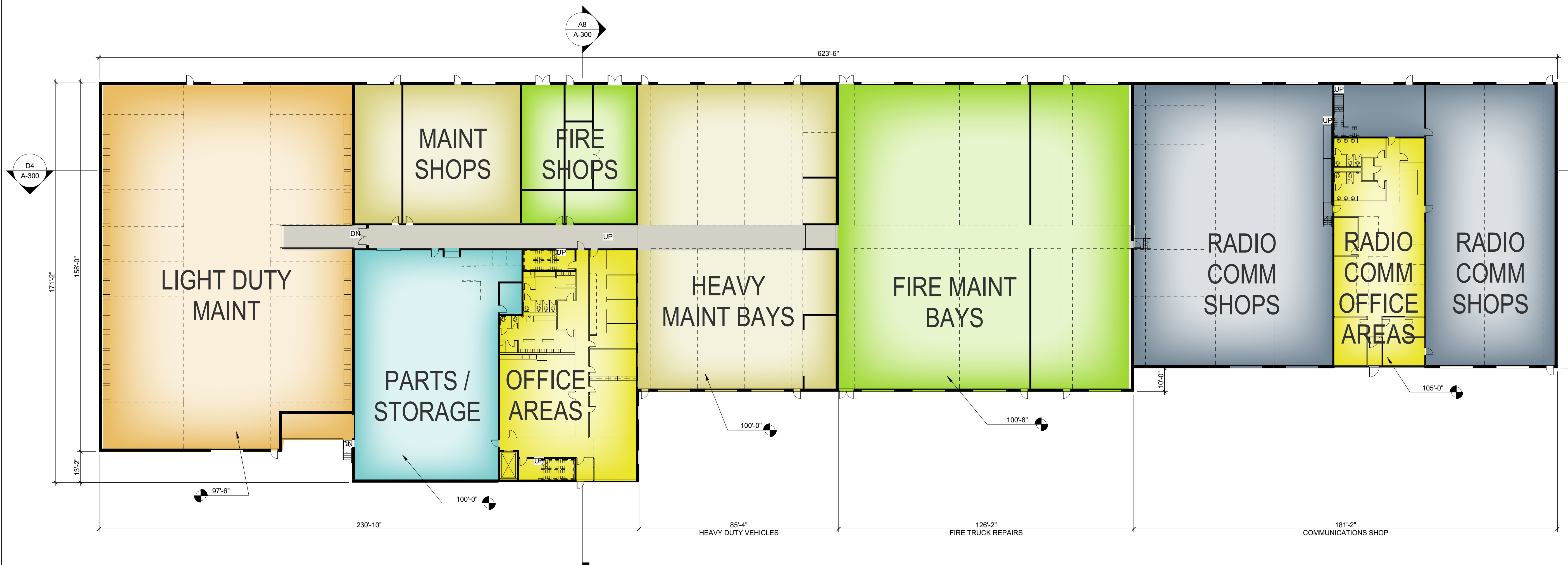
C:\Users\jmc\Documents\376601\NAKOOSA\_PUBLIC\PHASE1A\A-100.dwg  
 DRAWN BY: ALAN CHECKED BY: CONOR  
 12/07/14 12:18:18



3 ADMIN MEZZANINE LEVEL - PHASE 1B  
1:275



2 COMM MEZZANINE LEVEL - PHASE 1B  
1:275

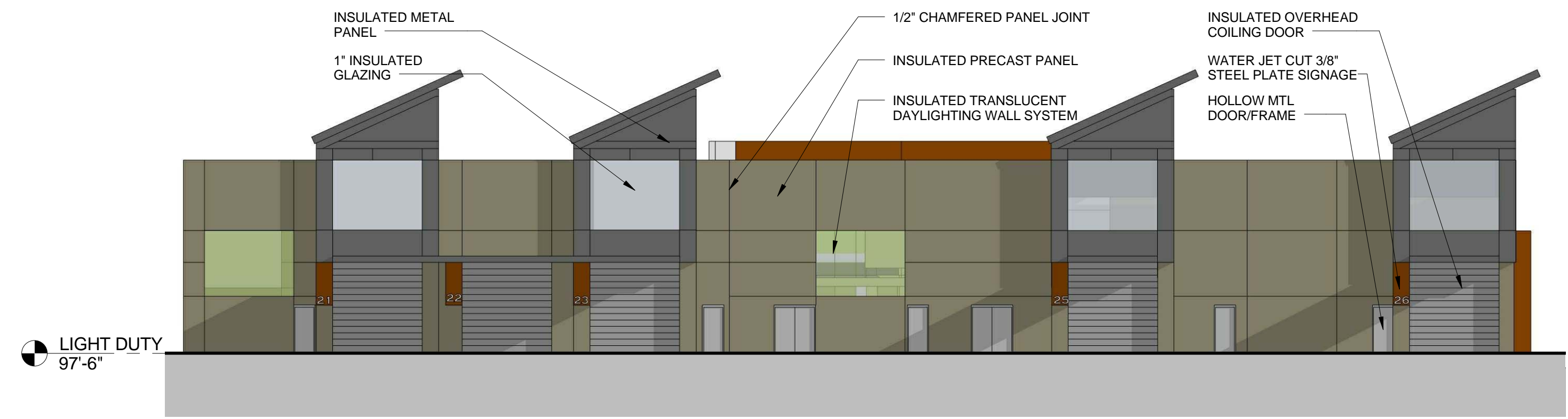


1 OVERALL FLOOR PLAN PHASE 1B  
1:275

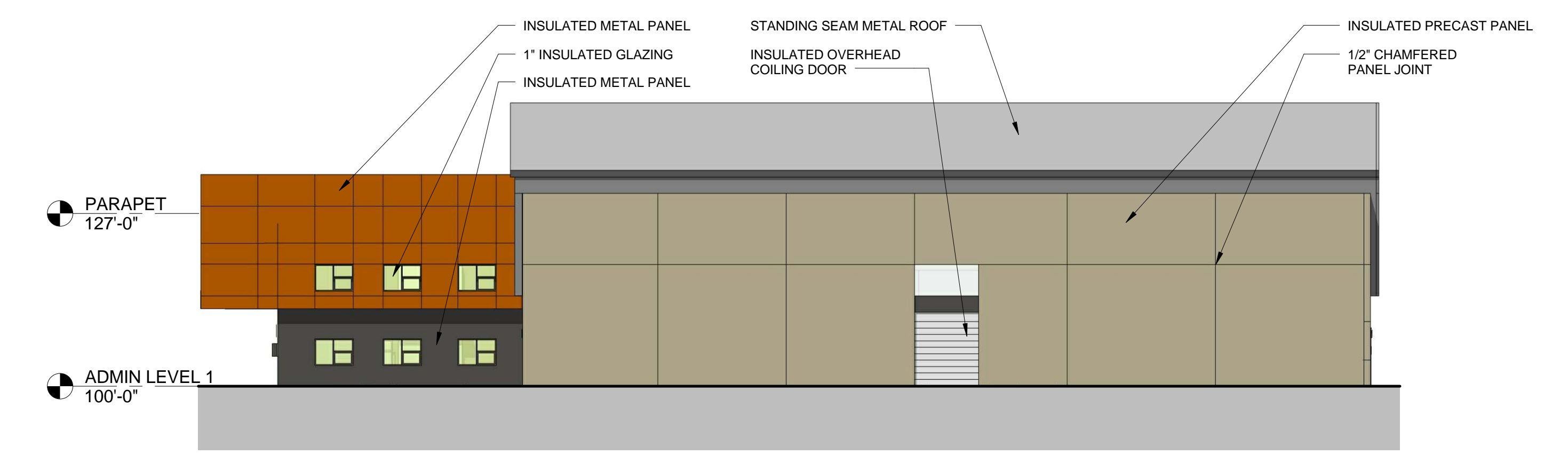
UDC SUBMITTAL	12/17/14
---------------	----------

No	REVISION/SUBMISSION	DATE

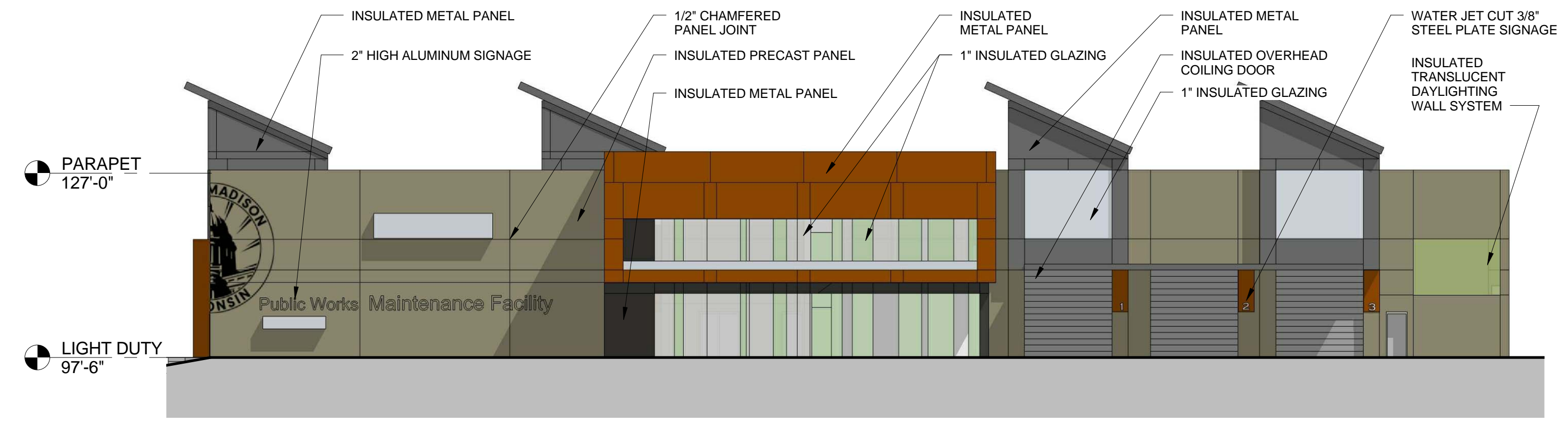
PROJECT No: 376601  
DATE: 12/17/2014  
SCALE: 1:275



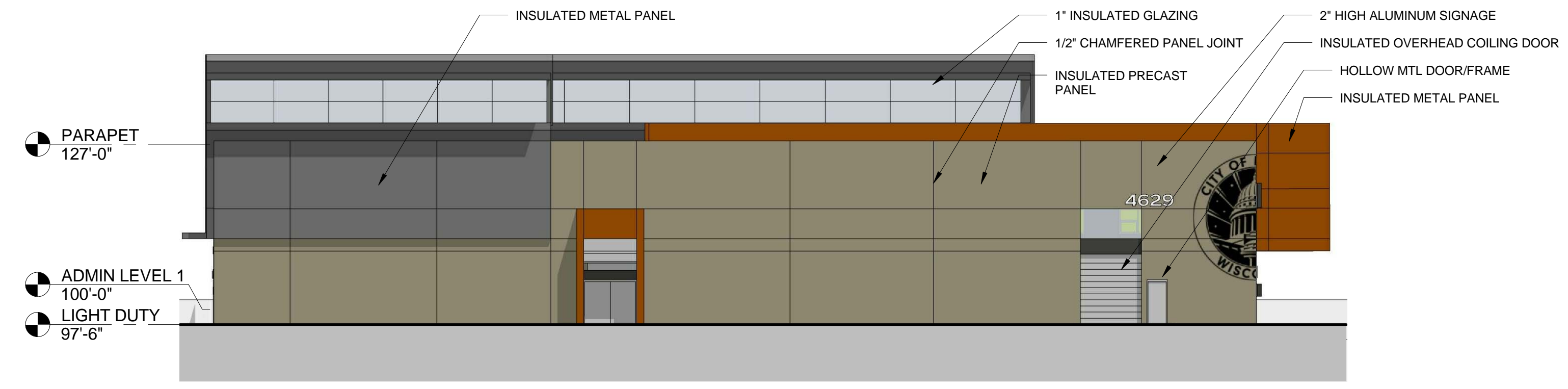
**I8** PHASE 1A NORTHEAST ELEVATION  
1/16" = 1'-0"



**F8** PHASE 1A SOUTHEAST ELEVATION  
1/16" = 1'-0"



**D8** PHASE 1A SOUTHWEST ELEVATION  
1/16" = 1'-0"



**A8** PHASE 1A NORTHWEST ELEVATION  
1/16" = 1'-0"

**RNL**  
1451 DOLLY MADISON BLVD  
SUITE 200  
MCLEAN, VA 22101



MDG  
STRAND  
MEAD & HUNT

NAKOOSA TRAIL PUBLIC  
WORKS FACILITY  
MADISON, WISCONSIN  
SCHEMATIC DESIGN

UDC SUBMITTAL 12/17/14

No	REVISION/SUBMISSION	DATE

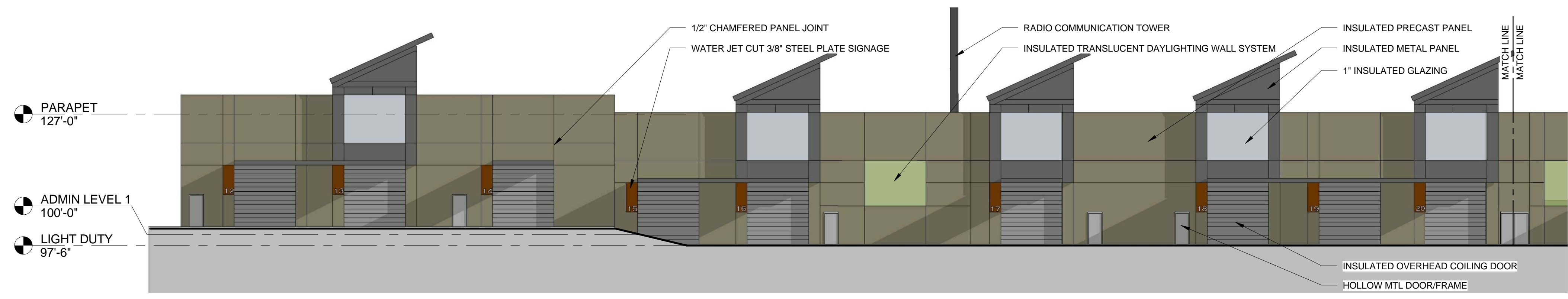
PROJECT No: 376601  
DATE: 12/17/2014  
SCALE: 1/16" = 1'-0"

PHASE 1A BUILDING  
ELEVATIONS

**A-200**

DRAWN BY: ALAN CHECKED BY: CONOR 12/17/14 11:58 AM

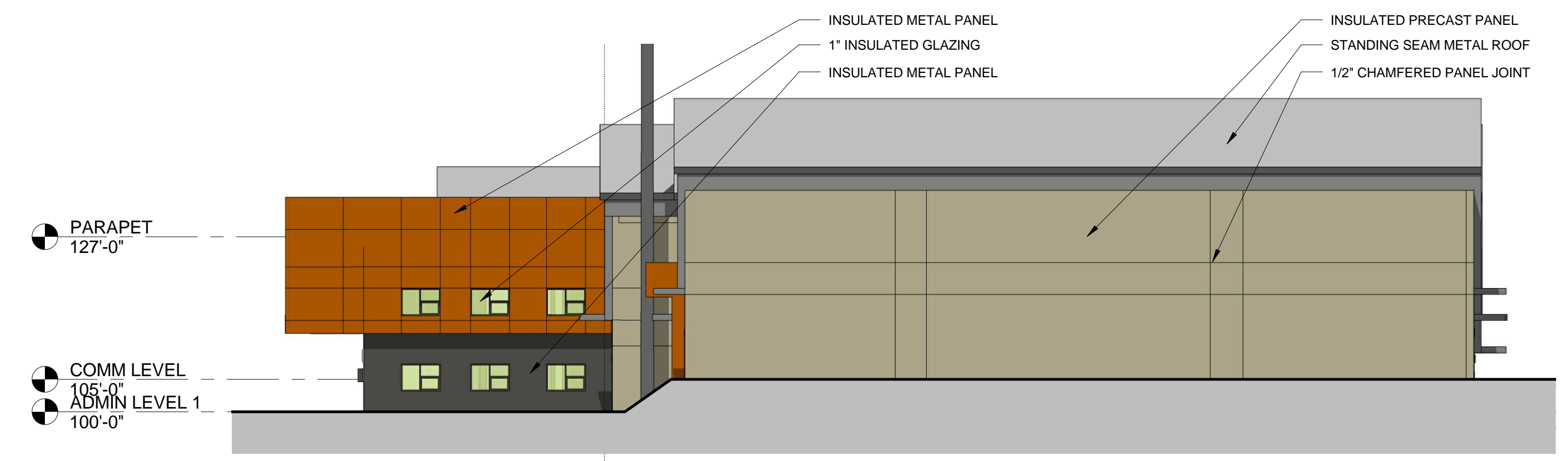




**G4 PHASE 1B NORTHEAST ELEVATION**  
1/16" = 1'-0"



**D4 PHASE 1B NORTHEAST ELEVATION**  
1/16" = 1'-0"



**A8 PHASE 1B SOUTHEAST ELEVATION**  
1/16" = 1'-0"

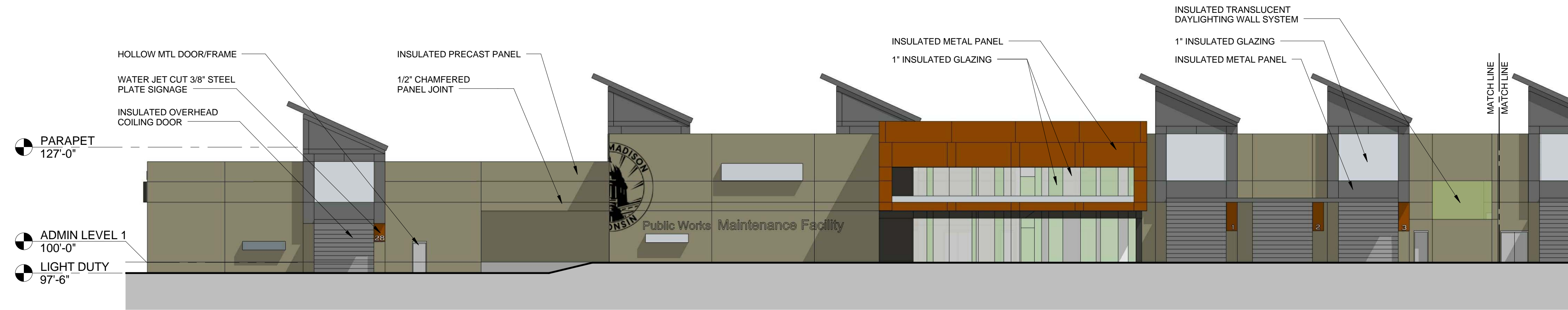
UDC SUBMITTAL	12/17/14
---------------	----------

No	REVISION/SUBMISSION	DATE

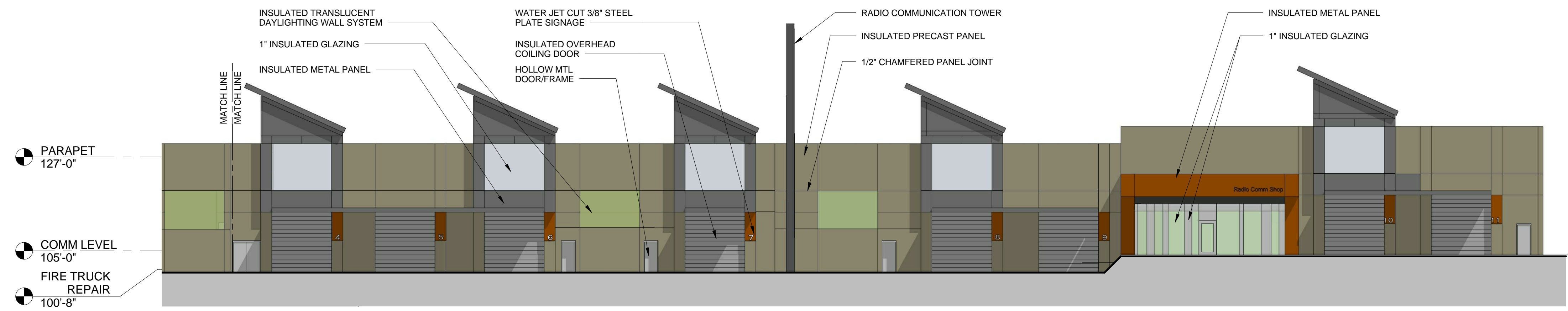
PROJECT No: 376601  
DATE: 12/17/2014  
SCALE: 1/16" = 1'-0"

**PHASE 1B BUILDING ELEVATIONS**

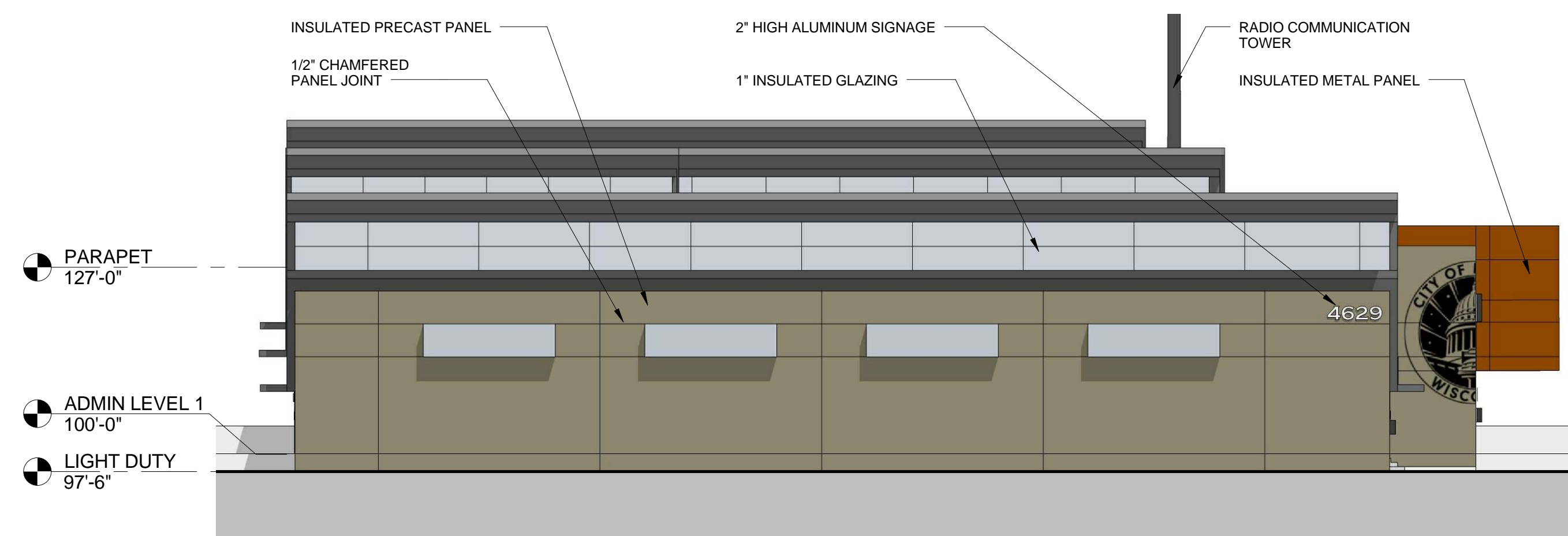
DRAWN BY: ALAN CHEN  
CHECKED BY: CONOR  
12/17/14 10:58 AM



**G4 PHASE 1B SOUTHWEST ELEVATION**  
1/16" = 1'-0"



**D4 PHASE 1B SOUTHWEST ELEVATION**  
1/16" = 1'-0"



**A8 PHASE 1B NORTHWEST ELEVATION**  
1/16" = 1'-0"

UDC SUBMITTAL	12/17/14
---------------	----------

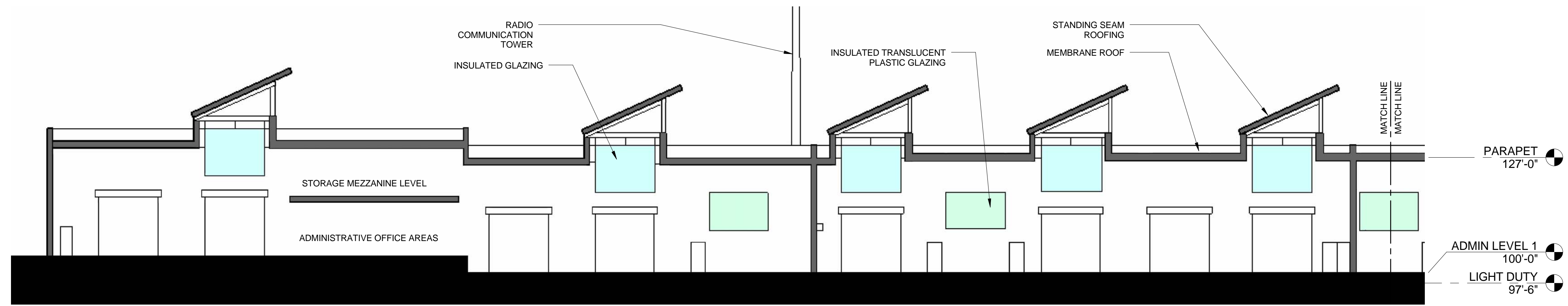
No	REVISION/SUBMISSION	DATE

PROJECT No: 376601  
DATE: 12/17/2014  
SCALE: 1/16" = 1'-0"

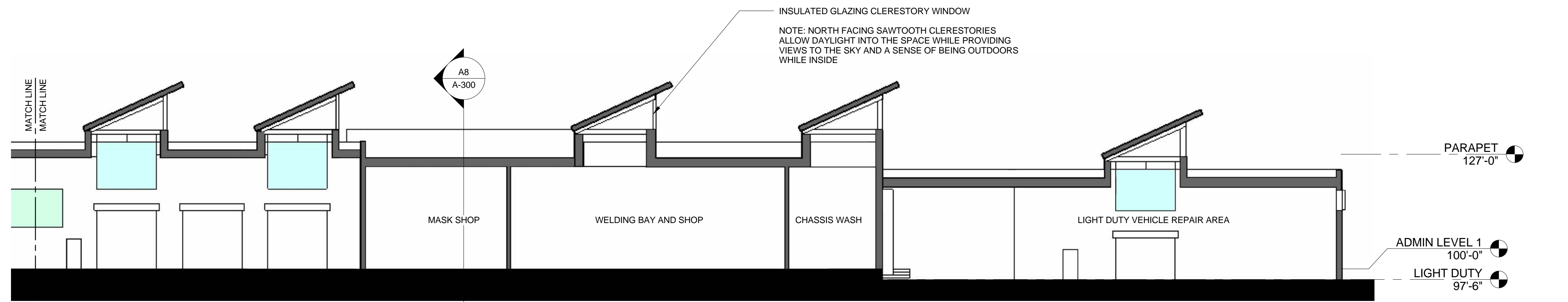
**PHASE 1B BUILDING ELEVATIONS**

**A-202**

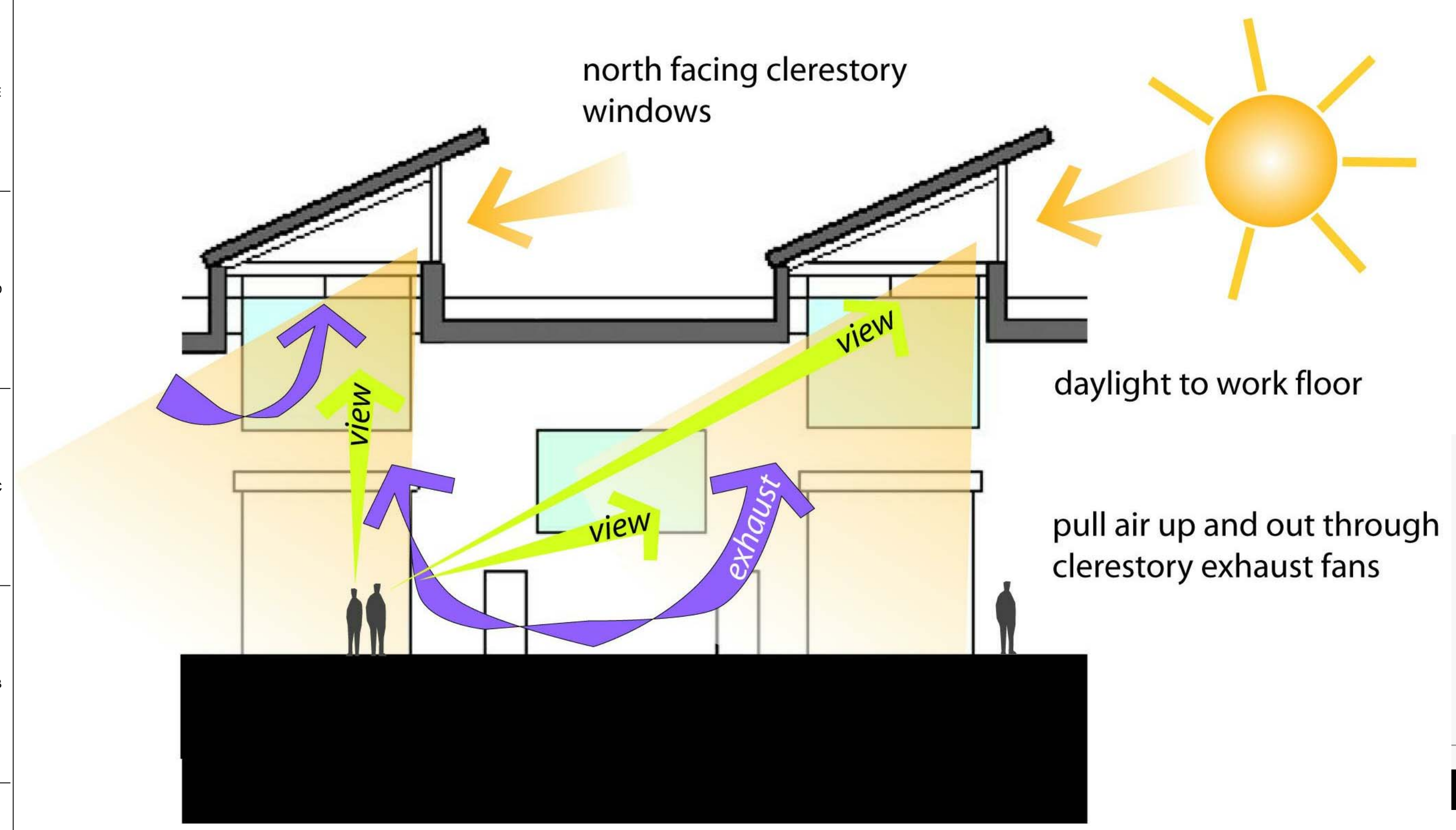
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



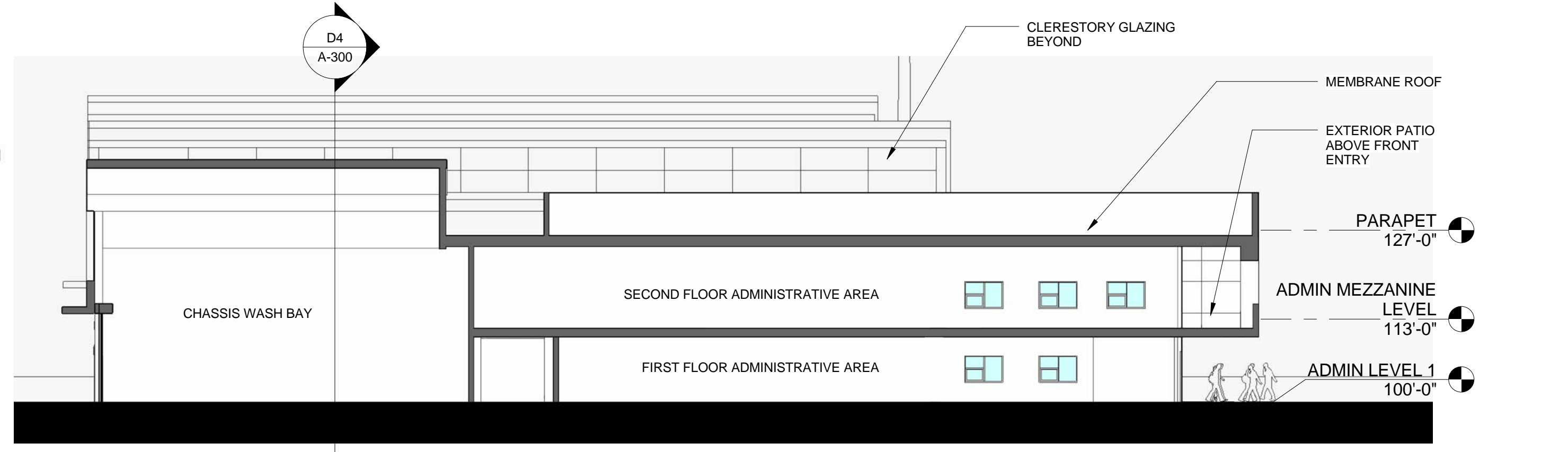
**G4** PHASE 1B - LONGITUDINAL SECTION  
1/16" = 1'-0"



**D4** PHASE 1B - LONGITUDINAL SECTION  
1/16" = 1'-0"



DIAGRAMMATIC SECTION CONCEPT



**A8** PHASE 1B - CROSS SECTION  
1/16" = 1'-0"

**RNL**

1451 DOLLY MADISON BLVD  
SUITE 200  
MCLEAN, VA 22101

**Maintenance Design Group**

**MEAD & HUNT**

**SA STRAND ASSOCIATES**

MDG  
STRAND  
MEAD & HUNT

NAKOOSA TRAIL PUBLIC WORKS FACILITY

MADISON, WISCONSIN

SCHEMATIC DESIGN

UDC SUBMITTAL 12/17/14

No REVISION/SUBMISSION DATE  
COPYRIGHT 2011 - RNL. The equipment and the design and design concepts incorporated herein, as an integral part of professional service, can not be used, in whole or in part for any other project, without the written authorization of RNL.  
PROJECT No: 376601  
DATE: 12/17/2014  
SCALE: 1/16" = 1'-0"

PHASE 1B BUILDING SECTIONS

**A-300**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

DRAWN BY: ALAN CHECKED BY: CONOR 12/17/14 11:55 AM



**H7** PHASE 1A NORTHEAST PERSPECTIVE  
1" = 1'-0"



**D7** PHASE 1A NORTHWEST PERSPECTIVE  
1" = 1'-0"



**A7** PHASE 1A SOUTHWEST PERSPECTIVE  
1" = 1'-0"

**RNL**

1451 DOLLY MADISON BLVD  
SUITE 200  
MCLEAN, VA 22101



MDG  
STRAND  
MEAD & HUNT

NAKOOSA TRAIL PUBLIC  
WORKS FACILITY  
MADISON, WISCONSIN  
SCHEMATIC DESIGN

UDC SUBMITTAL 12/17/14

No REVISION/SUBMISSION DATE

PROJECT No: 376601  
DATE: 12/17/2014  
SCALE: 1" = 1'-0"

PHASE 1A  
PERSPECTIVES

**A-400**

DRAWN BY: ALAN CHENG BY: CONAN 12/17/14 11:55 AM

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

K  
J  
I  
H  
G  
F  
E  
D  
C  
B  
A



**E5** PHASE 1B NORTHEAST PERSPECTIVE  
1 1/2" = 1'-0"



**A5** PHASE 1B NORTHWEST PERSPECTIVE  
1 1/2" = 1'-0"

**RNL**

1451 DOLLY MADISON BLVD  
SUITE 200  
MCLEAN, VA 22101



MDG  
STRAND  
MEAD & HUNT

NAKOOSA TRAIL PUBLIC  
WORKS FACILITY

MADISON, WISCONSIN

SCHEMATIC DESIGN

UDC SUBMITTAL 12/17/14

No REVISION/SUBMISSION DATE

PROJECT No: 376601  
DATE: 12/17/2014  
SCALE: 1 1/2" = 1'-0"

PHASE 1B  
PERSPECTIVES

**A-401**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

DATE: 12/17/2014  
DRAWN BY: ALAN CHEN  
CHECKED BY: CONNOR  
12/17/2014 11:55 AM

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

K  
J  
I  
H  
G  
F  
E  
D  
C  
B  
A



F6 PHASE 1B NORTHWEST PERSPECTIVE  
1 1/2" = 1'-0"



A4 PHASE 1B SOUTHWEST PERSPECTIVE  
1 1/2" = 1'-0"

RNL

1451 DOLLY MADISON BLVD  
SUITE 200  
MCLEAN, VA 22101



MDG  
STRAND  
MEAD & HUNT

NAKOOSA TRAIL PUBLIC  
WORKS FACILITY  
MADISON, WISCONSIN  
SCHEMATIC DESIGN

UDC SUBMITTAL 12/17/14

No	REVISION/SUBMISSION	DATE

PROJECT No: 376601  
DATE: 12/17/2014  
SCALE: 1 1/2" = 1'-0"

PHASE 1B  
PERSPECTIVES

A-402

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

DATE: 12/17/2014  
DRAWN BY: ALAN  
CHECKED BY: CONOR  
12/17/2014 11:55 AM

**LETTER OF MEMORANDUM**

**To: Al Martin**  
Secretary of the Urban Design Commission  
**Department of Planning & Community & Economic Development**  
**Planning Division**  
Madison Municipal Building, Suite LL-100  
215 Martin Luther King, Jr. Blvd.  
Madison, Wisconsin 53701-2985

**Date: 12/08/2014**

**Re: Nakoosa Trail Fleet Services Facility**

The Project is the site development of a short and intermediate term conceptual schematic design for the City of Madison Fleet Services Department. We are formally submitting our conceptual schematic design to the Urban Design Commission for the purposes of an **Informational Presentation**.

We are requesting a time to present our project to the Urban Design Commission on December 17th to obtain early feedback and direction. We have prepared preliminary drawings to provide details on the context of the existing and new site configurations, design concepts, and site and building design schematics for informational review and feedback by the Urban Design Commission.

We are submitting the design for the first two phases:

- For the short term, Phase 1A, the plan will include a new facility for Fire Maintenance
- For the intermediate term, Phase 1B, the plan will include a new facility for Fleet Services, Fire Maintenance and the Radio Communications Shop.

The project site is located on Lots 2 through 6 at Nakoosa Trail and Commercial Avenue in Madison, Wisconsin. The former Cub Foods building address is 4141 Nakoosa Trail.

Thank you in advance for your time!

Sincerely,



Ken J. Anderson, AIA, LEED AP  
Associate Principal, RNL

**WASHINGTON, DC**  
1451 DOLLEY MADISON BLVD  
SUITE 200  
MCLEAN VA 22101  
T 800 826 7803

**DENVER**  
**LOS ANGELES**  
**PHOENIX**  
**ABU DHABI**