

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

**AGENDA ITEM # _____
Project # _____
Legistar # _____**

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

PLEASE PRINT!

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PROJECT ADDRESS: 618 S. Park St.

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals) <u>SWY Properties / Sue Jiang</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Shulfer Architects, LLC</u>
<u>2001 Beltline Hwy</u>	<u>1918 Parmenter St., #2</u>
<u>Madison, WI 53713</u>	<u>Middleton, WI 53562</u>

CONTACT PERSON: Steve Shulfer (Architect)

Address: _____

Phone: _____

Fax: _____

E-mail address: _____

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) * revision to previously approved plan
 - 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.



UDC RESUBMISSION

February 13, 2013

To: Al Martin & Urban Design Commission
Company: City of Madison

Date: February 13, 2013

Project: 618 S. Park Street
Regarding: Façade Improvement

UDC members:

On behalf of the building Owners (SWY Properties, Sue Jiang, et. al.), I am submitting this memo and attached front elevations which represent the final design that Ms. Jiang would like approved (with the previously submitted elevation for reference, and the existing conditions prior to construction start).

Recognizing that there was an initial approval, and a later amendment, I believe that this rendering demonstrates a design that would be acceptable as it only varies slightly in appearance from the originally submitted design. Changes include: sign board above windows in lieu of transom glass; MDO or similar composite material in lieu of metal panels; slight color change.

The recent unapproved material change from the approved metal panel to split faced block was not a deliberate intent to ignore the UDC approved design, rather, Ms. Jiang was unaware of the consequences of changing the design in the field. However, we hope to remedy this construction effort, and any resulting frustrations that this may have caused.

We are all eager to improve Park Street with renovated structures, more viable tenants and a vibrant street front. I hope you agree that this design will work toward meeting this goal.

Thank you for your assistance and understanding.

Respectfully,

SHULFER ARCHITECTS, LLC
Architect / Agent of the Owner

A handwritten signature in black ink, appearing to read 'Steve Shulfer', is written over a faint, light-colored signature line.

Steve Shulfer, AIA

Cc: Sue Jiang, Owner
Doug Kammann, Contractor



UDC RESUBMISSION

February 13, 2013

NEWLY PROPOSED OPTION: 2/13/2013



NEW SIGN BAND IN SAME LOCATION AS ORIGINAL. (PREVIOUS OPTION DID NOT HAVE SPACE FOR SIGNAGE). COLOR IS DARK TO MATCH BRONZE ALUMINUM FRAMES AND CONTRAST TENANT SIGNAGE

* SEE PROPOSED ELEVATION WITH NOTES ON NEXT PAGE

NEWLY PROPOSED OPTION: 2/13/2013



REMODEL GENERAL NOTES:

A. EXISTING EXTERIOR WALLS AND ROOF STRUCTURE SHALL REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. WHERE MODIFICATION IS PROPOSED, RESTORE TO EXISTING CONDITION, EXISTING AIR/VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.

REMODEL GENERAL KEYED NOTES:

- ① NEW INSULATED STOREFRONT WINDOW(S), TO BE CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM FRAME WITH 1" INSULATED LOW-E GLAZING. CONFIRM SIZE OF ROUGH OPENING IN FIELD.
- ② NEW DOOR(S) AND FRAME, SEE SCHEDULE ON SHEET A4.1.
- ③ RECENTLY REPLACED EXISTING WINDOWS TO REMAIN. SALVAGEABLE WOOD TRIM TO BE SCRAPED, PRIMED AND PAINTED. ROTTED OR DAMAGED WOOD TRIM TO BE REPLACED WITH SAME SIZE / STYLE OF EITHER CEDAR OR COMPOSITE MATERIAL. PROVIDE NEW ALUM. HEAD AND SILL FLASHING. CAULK ALL JOINTS.
- ④ WEATHERPROOF PLYWOOD OR COMPOSITE SIGN BOARD (MDF OR SIMILAR MATERIAL), PRIME AND PAINT COLOR TBD. NOTE: TENANT SIGNAGE SHALL BE DESIGNED BY OTHERS AND APPROVED SEPARATELY BY CITY OF MADISON.
- ⑤ (NOT USED)
- ⑥ FUTURE TENANTS NEW BLADE SIGN TO BE DESIGNED BY OTHERS AND APPROVED SEPARATELY BY CITY OF MADISON.
- ⑦ AFTER REMOVAL OF MISC. BRACKETS AND BOLTS, FILL ALL REMAINING HOLES WITH MORTAR TO MATCH EXISTING SURFACE.

PREVIOUSLY APPROVED OPTION: 10/17/2012 UDC MEETING



REMODEL GENERAL NOTES:

A. EXISTING EXTERIOR WALLS AND ROOF STRUCTURE SHALL REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. WHERE MODIFICATION IS PROPOSED, RESTORE TO EXISTING CONDITION, EXISTING AIR/VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.

REMODEL GENERAL KEYED NOTES:

- ① NEW INSULATED STOREFRONT WINDOW(S), TO BE DARK BRONZE ANODIZED, THERMALLY BROKEN ALUMINUM FRAME. CONFIRM SIZE OF ROUGH OPENING IN FIELD.
- ② NEW STOREFRONT DOOR(S), SEE SCHEDULE ON SHEET AA.1.
- ③ REPLACE EXISTING WINDOWS TO MATCH EXISTING STYLE AND SIZE. SALVAGEABLE WOOD TRIM TO BE SCRAPED PRIMED AND PAINTED. ROTTED WOOD TRIM TO BE REPLACED WITH SAME SIZE / STYLE. PROVIDE NEW ALUM. HEAD AND SILL FLASHING. CAULK ALL JOINTS.
- ④ WEATHERPROOF PLYWOOD SIGN BOARD, PAINTED COLOR TRD. (MDF OR SIMILAR MATERIAL). NOTE: TENANT SIGNAGE SHALL BE DESIGNED BY OTHERS AND APPROVED SEPARATELY BY CITY OF MADISON.
- ⑤ DECORATIVE ALUMINUM PANEL, TO BE BRONZE ANODIZED ALUMINUM.
- ⑥ FUTURE TENANT'S NEW BLADE SIGN TO BE DESIGNED BY OTHERS AND APPROVED SEPARATELY BY CITY OF MADISON.
- ⑦ AFTER REMOVAL OF MISC. BRACKETS AND BOLTS, FILL ALL REMAINING HOLES WITH MORTAR TO MATCH EXISTING SURFACE.

EXISTING BUILDING WITH DEMOLITION NOTES: 2012



EXISTING GENERAL NOTES:

A. EXISTING EXTERIOR WALLS AND ROOF STRUCTURE SHALL REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. WHERE MODIFICATION IS PROPOSED, RESTORE TO EXISTING CONDITION, EXISTING AIR/VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.

EXISTING GENERAL KEYED NOTES:

- (D1) EXISTING DOOR(S) AND FRAME(S) TO BE REMOVED AND DISPOSED OF.
- (D2) EXISTING WINDOW(S) TO BE REMOVED AND DISPOSED OF.
- (D3) EXISTING RECENTLY REPLACED WINDOW(S) TO REMAIN, REMOVE ROTTED TRIM AS NEEDED.
- (D4) EXISTING MASONRY TO REMAIN, SALVAGE AND PROTECT THROUGHOUT CONSTRUCTION.
- (D5) EXISTING VINYL SIDING TO BE REMOVED, INSPECT AND SALVAGE SUBSTRATE. ADVISE OWNER AND ARCHITECT IF SIGNS OF EXCESSIVE WEAR, ROT OR MOLD DAMAGE EXISTS.
- (D6) EXISTING SIGNAGE TO BE REMOVED.
- (D7) REMOVE ALL ABANDONED MISCELLANEOUS METAL FABRICATIONS, MOUNTING BRACKETS, AND BOLTS FROM FACADE. GRIND ALL REMAINING FASTENERS DOWN TO FACE OF BRICK.