

**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: 202 N. HENRY ST., MADISON, WI

ALDERMANIC DISTRICT: C4 DISTRICT

OWNER/DEVELOPER (Partners and/or Principals) SHINE ADVERTISING CO. ARCHITECT/DESIGNER/OR AGENT: THE KUBALA WASHATKO ARCHITECTS

CONTACT: MICHAEL KRIEFSKI CONTACT: MARK LEFEBVRE

612 W. MAIN ST. MADISON, WI 53703 W61 N617 MEQUON AVE, CEDARBURG, WI

CONTACT PERSON: MARK LEFEBVRE 53012

Address: W61 N617 MEQUON AVE
CEDARBURG, WI 53012

Phone: 262.377.6039

Fax: 262.377.2954

E-mail address: M.LEFEBVRE@TKWA.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.

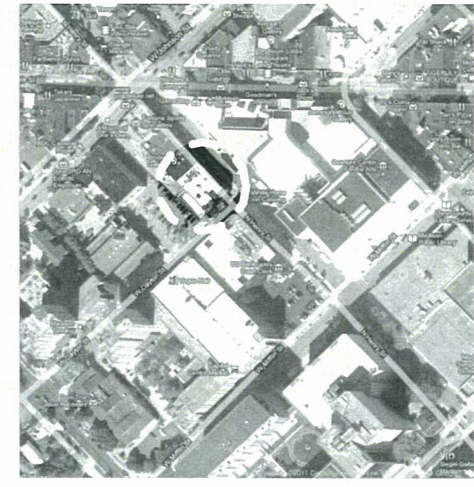
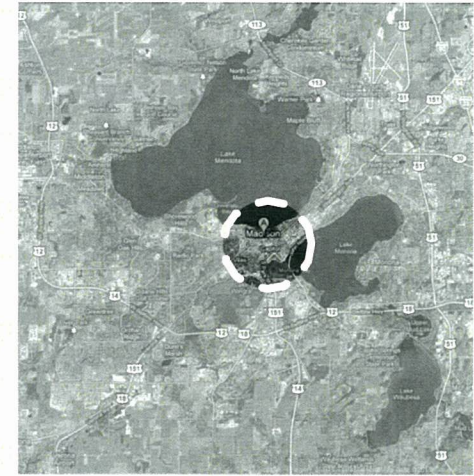
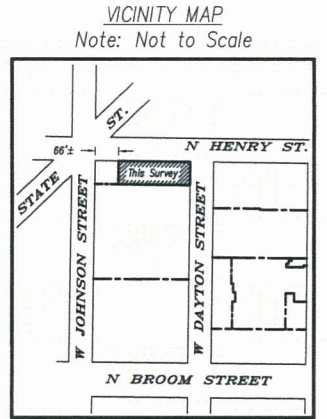
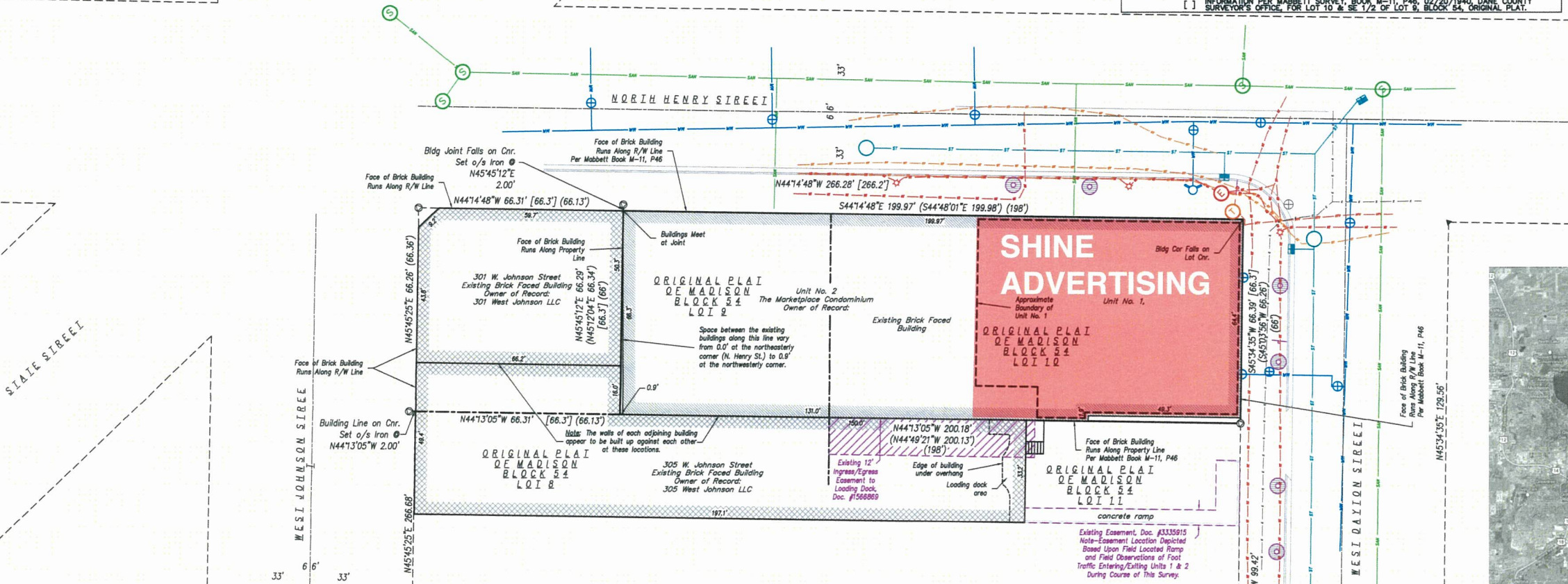
**URBAN DESIGN COMMISSION
SUBMITTAL**



**The Kubala Washatko Architects
Cedarburg, Wisconsin**

**SHINE ADVERTISING CO.
Madison, Wisconsin**

May 04, 2011



SURVEYOR'S CERTIFICATE

To: Hammer Farm, LLC; Shine Advertising Co., LLC; R&D of Madison Corporation; Wisconsin Business Development Finance Corporation, its successors and assigns; Johnson Bank, its successors and assigns; and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7, 8, 11(b), 13, 14, 16, 17, & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Vierbicher Associates, Inc. by: Michael S. Marty, P.L.S. No. 2452

Dated this 11th day of June, 2010 Revised this 22nd day of June, 2010

Signed: Michael S. Marty Michael S. Marty, P.L.S. No. 2452



Description per First American Title Insurance Company National Commercial Services Commitment No. NCS-427097-MAD, Amendment "A".

Unit One (1), The Marketplace, a Condominium, in the City of Madison, Dane County, Wisconsin. TOGETHER WITH easement recorded in Warranty Deed recorded April 13, 1978, in Volume 1978, in Volume 933 of Records, Page 338, as Document Number 1566869. ALSO TOGETHER WITH easement recorded June 19, 2001, as Document Number 3335915.

NOTES

- This survey was prepared based upon First American Title Insurance Company, Commitment No. NCS-427097-MAD, Amendment "A", Commitment Date February 01, 2010 @ 7:30a.m. as issued by First American Title Insurance Company National Commercial Services, 10 W. Millers Street, Suite 302, Madison, WI, 53703.
- Description of Land as described in and subject to the Declaration of Condominium of THE MARKETPLACE, recorded as Doc. #1629434: The Southeast 1/2 of Lot Nine (9), and all of Lot Ten (10), Block Fifty-four (54), in the City of Madison, County of Dane, State of Wisconsin, together with that certain easement for ingress and egress as described in that certain warranty deed recorded in Vol. 933 of Records at Page 338, as Document No. 1566869.
- Dates of field work: March 15, 16, and 23, 2010.
- Parcel address and Number Surveyed: 202 N. Henry Street, Madison, WI; Parcel No. 251/0709-231-0612-B.
- Parcel Area (Lands subject to Condominium Declaration) = 13,273 square feet.
- Approximate total area of Unit No. 1 = ~10,982 square feet.
- Interior measurements depicted in the "Unit No. 1 - Plans" detail are approximate and have been measured to the inside of the finished walls. Unit boundaries actually include the finished surfaces (i.e., drywall) in the Unit.
- Utility locations are based upon substantial, visible above ground structures or as marked by Dipper's Hotline One-Call Ticket Numbers 20101103334, 20101103338, and 20101103340. Vierbicher Associates Inc. does not warrant the locations marked by others.
- No attempt has been made as a part of this survey to obtain or show data concerning depth, size, condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- No trees, hedges, or ground cover have been located as a part of this survey.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Per information obtained on the City of Madison Assessor's web-site, the existing zoning of this parcel is "C4-Central Commercial District". The Yard Requirements per Sec.28.09(5)(g) of the Madison General Ordinances are as follows:
 - A minimum rear yard of ten (10) feet shall be provided for the purpose of loading and unloading from future alleyway systems. However, this rear yard requirement may be waived by the Zoning Board of Appeals only upon its findings that such rear yard is not necessary as part of an alleyway system, provided such findings shall be made only after receipt of recommendations from the Zoning Administrator, Traffic Engineer and Director of Planning and Community and Economic Development regarding the relative merits of said rear yard as part of an alleyway system. (Am. by Ord. 5568, 3-22-79)
 - Where dwellings units, lodging units or hotel or motel sleeping rooms have windows facing any interior lot lines, yards as required in the R5 district shall be provided. Such yards shall begin at a level no higher than the level of the finished floor of the lowest residential unit.
- Names of adjoining land owners of record are based upon information obtained from the City of Madison Assessor's web-site.
- By graphic plotting only, the parcel surveyed falls within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," of the Flood Insurance Rate Map Panel Number 409 of 850, Map Number 53025004090, map revised date of January 02, 2009.
- During the course of field work no evidence of recent moving work or building additions were observed. However, building remodeling and roofing was observed during the course of field work.
- During the course of field work no evidence of which the surveyor is aware was observed of the site being used as a solid waste dump, sump, or sanitary landfill.
- Per a telephone conversation with the City of Madison Engineering Department on March 24, 2010, no changes in street right-of-way have been completed or proposed. During the course of field work no evidence of recent street or sidewalk construction or repairs was observed.
- Surveyor has been provided with a copy of Title Commitment No. NCS-427097-MAD, Amendment "A", dated February 01, 2010 at 7:30a.m. from First American Title Insurance Company, Schedule B, Section Two, Exception of said Commitment reference the following:
 - 11-Covenants, Conditions, Restrictions, Options and Easements contained in Declaration of Condominium recorded in Vol. 1076 of Records, Pages 765-794, as Doc. #1629434. NOTE: Said Declaration provides for private charges or assessments. (Ingress and egress easement as referenced in "Description of Land" portion of Declaration has been depicted. Other easements exist and are general in nature and cannot be depicted. Refer to Document for covenants, conditions, restrictions, options and additional easements.. Note that a partial basement exists within Unit No. 1 that does not appear on exhibit maps attached to the Declaration. This basement extends vertically approximately 3.2' into the First Floor Plan and extends approximately 4.0' below the floor of the First Floor Plan.)
 - 13-Limitations and conditions imposed by the Condominium Ownership Act. (General in nature and cannot be depicted.)
 - 14-Encroachment of a portion of the building on to the West Dayton Street Right-of-Way as depicted on "Condominium Layout" on Page 703 of the Declaration recorded July 10, 1978, in Vol. 1076 of Records, Page 765, as Doc. No. 16429434. (Per Mabbett Survey for Lot 10 & SE 1/2 of Lot 9, Block 54, Original Plat of Madison, in Book M-11, Page 46, on 02/20/1940, the existing building wall is on the Right-of-Way line. Per said Mabbett survey and field measurements in the field we accepted the building line as falling on the Right-of-Way line of West Dayton Street.)
 - 15-Terms and conditions in easement recorded June 19, 2001, as Document No. 3335915. (Easement cannot be depicted as described. This easement references the westerly line of Lot 11, Block 54, Original Plat which currently has a parking lot adjacent to it. This easement has been depicted based upon the existing location of the ramp/loading dock and based upon field observations of foot traffic entering/exiting Units 1 & 2 of this Condominium during the course of this survey.)

ALTA/ACSM LAND TITLE SURVEY
 UNIT 1, THE MARKETPLACE A CONDOMINIUM, ALSO BEING THE SOUTHEAST 1/2 OF LOT 9 AND ALL OF LOT 10, BLOCK 54, ORIGINAL PLAT OF MADISON, LOCATED IN THE NW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS
1	8/22/2010		Street Name

SCALE: 1"=20'

DATE: June 11, 2010

DRAFTER: MSM

CHECKED: JRO

PROJECT NO.: JOB #35107197

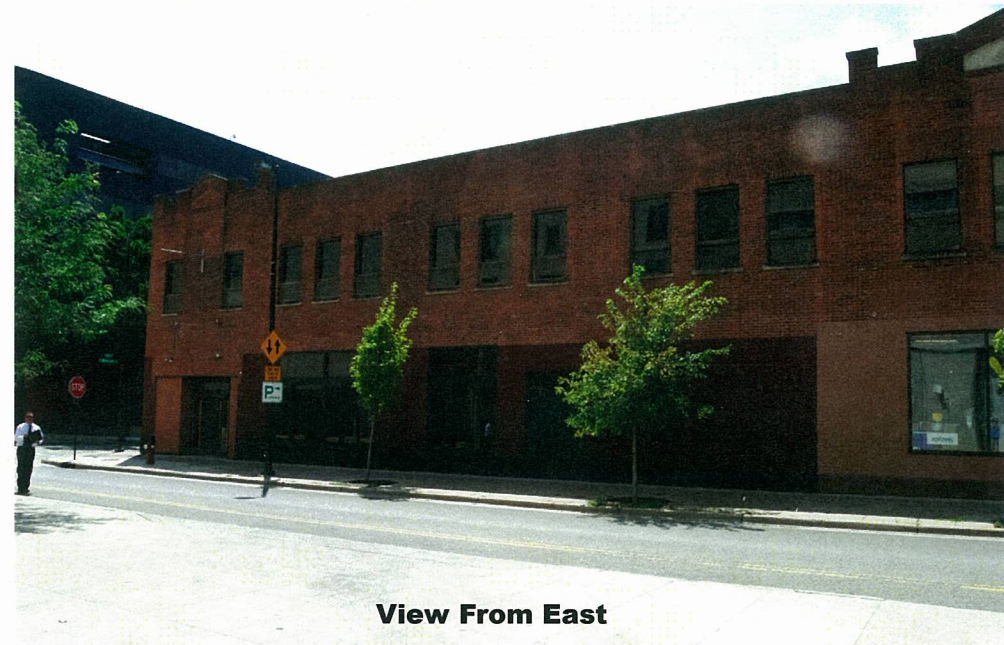
SHEET: 1 OF 1

DWG. NO.: S-266

2010-00660



View From South East



View From East



View From South



View From West

Existing/Context



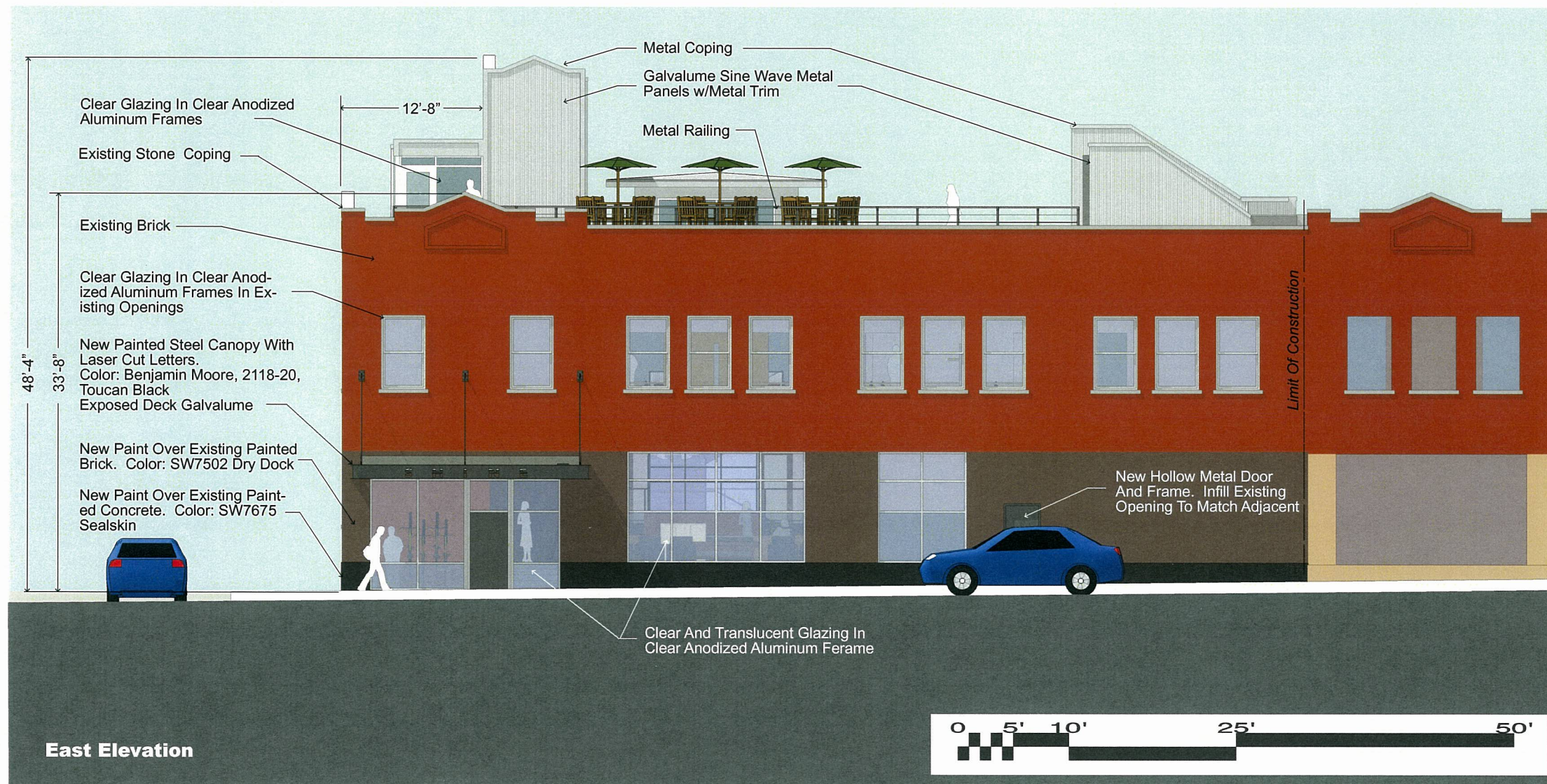
View From State Street



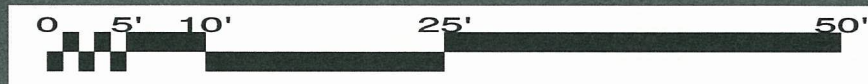
View From South East



View From South West



East Elevation





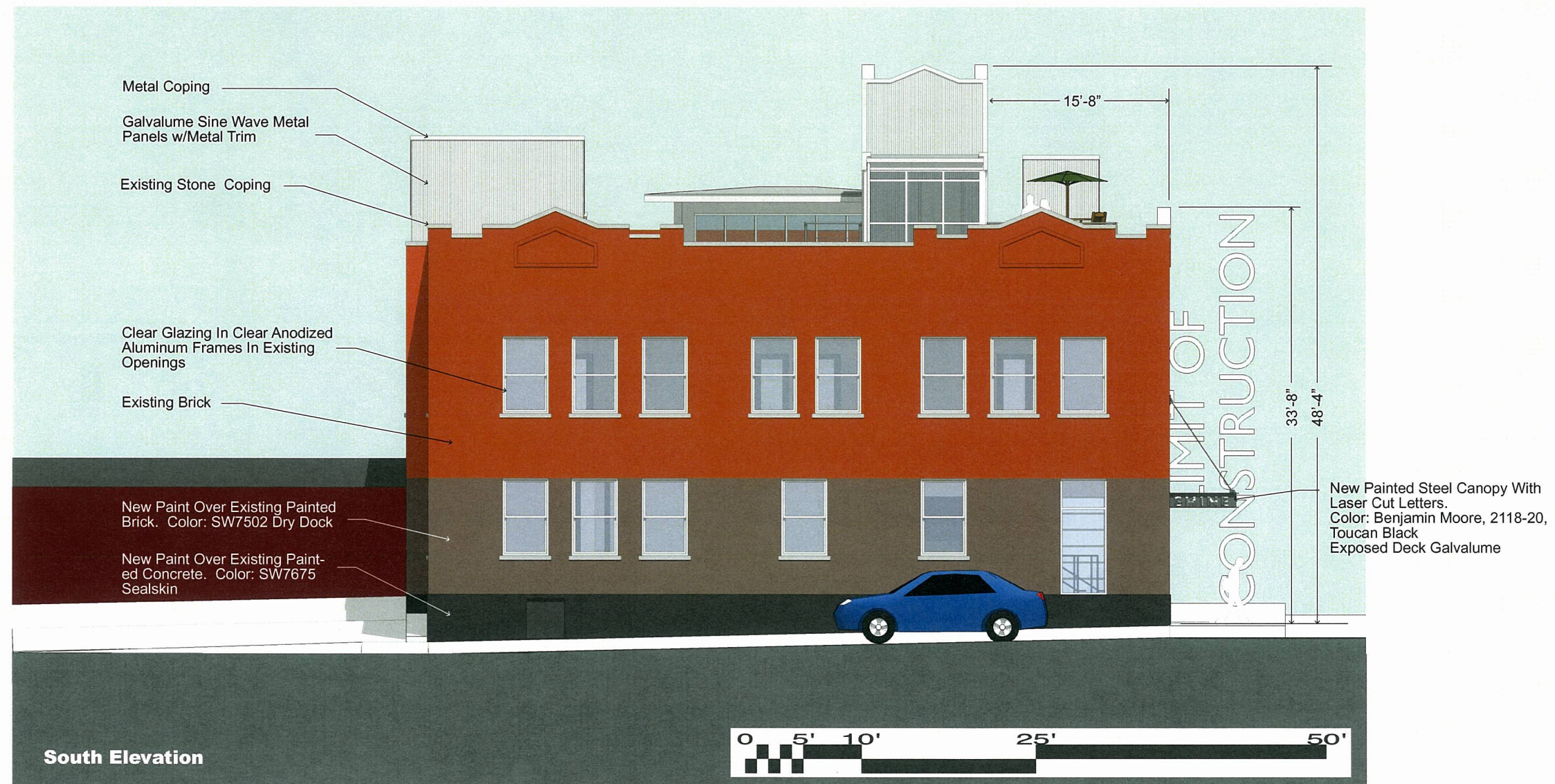
Roof From North East



Roof From South East

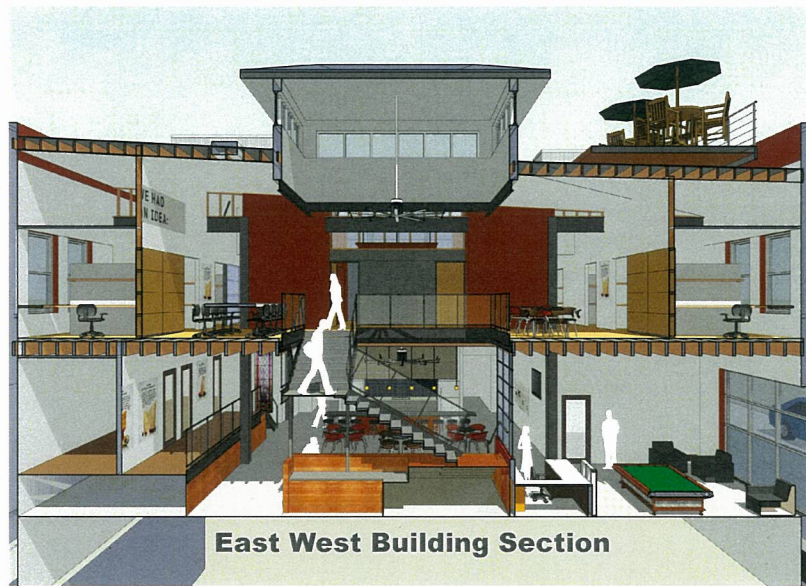


Roof From South West





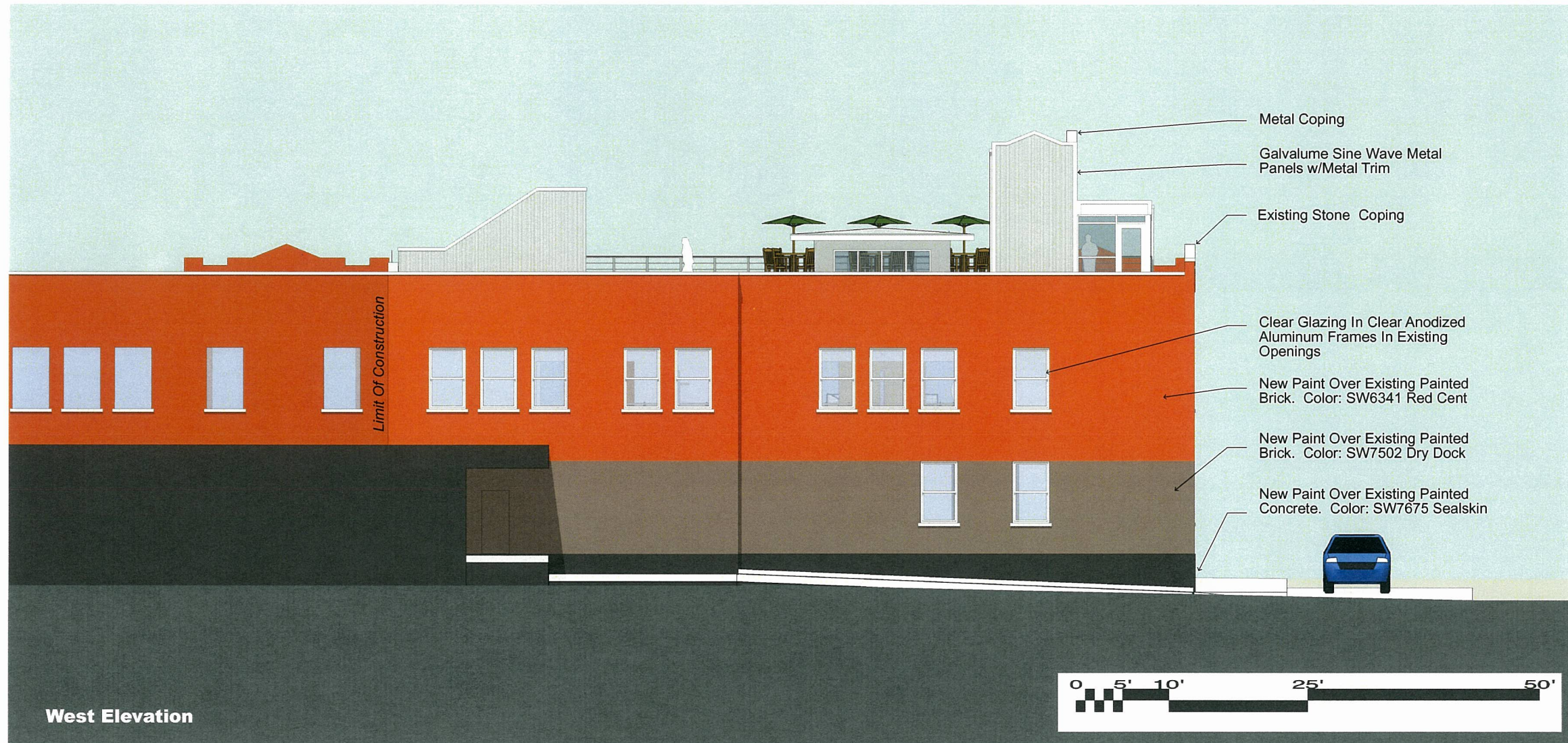
Main Entry

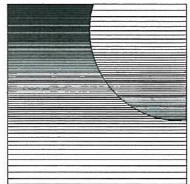


East West Building Section



Second Floor





THE KUBALA WASHATKO ARCHITECTS INC

161 N677 Mequon Avenue
Cedarburg, WI 53002-2017
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fax: 262.377.2954

PROJECT

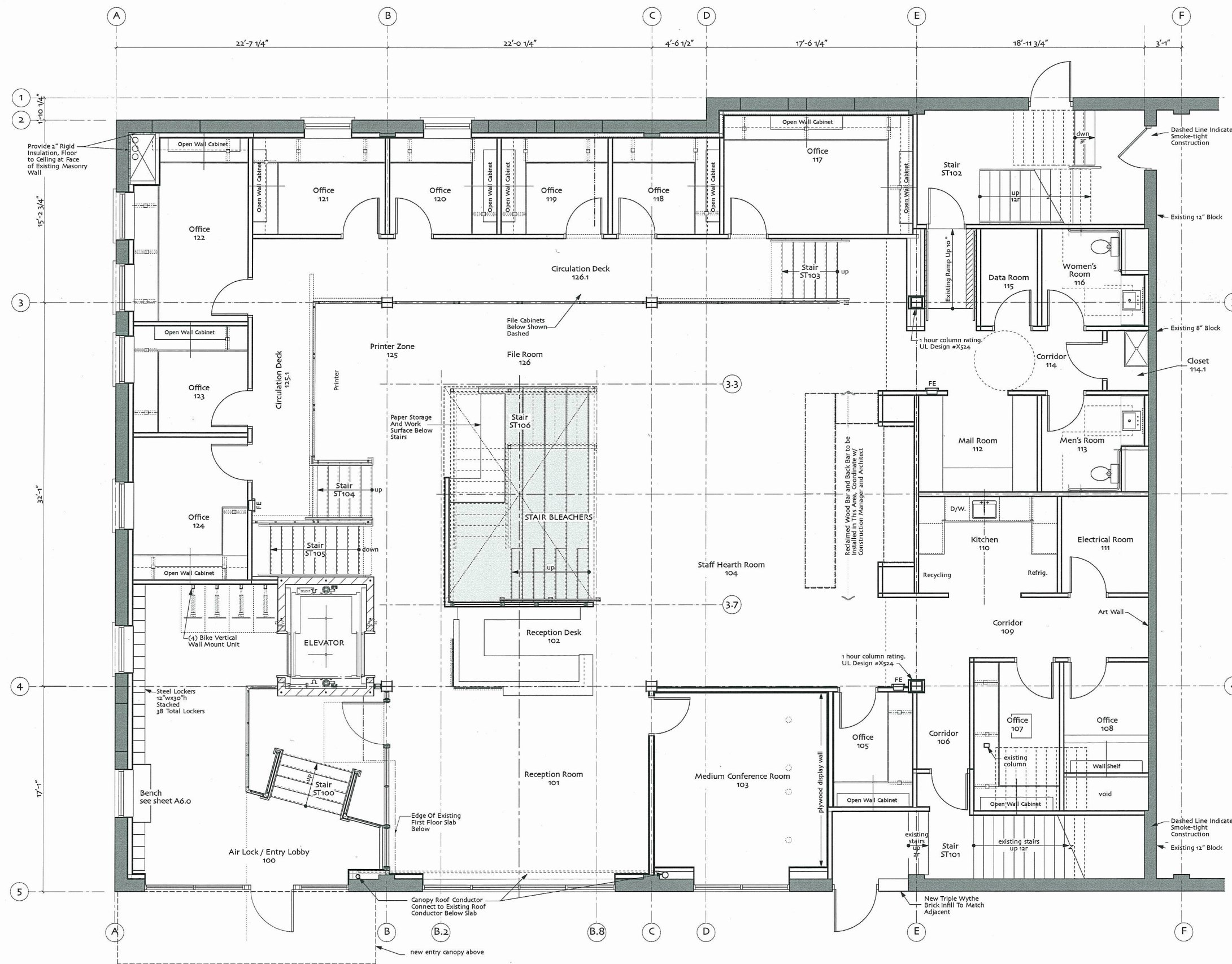
Shine Advertising Renovation

Dayton & Henry Street
Madison, WI

OWNER
Shine Advertising Co., LLC
612 W. Main Street
Madison, WI 53703

GENERAL CONTRACTOR
J.H. Findorff & Sons Inc.
200 South Henry Street
Madison, WI 53703-3609

CONSULTANT(S)
GRUF
5126 W. Terrace Drive
Suite 111
Madison, WI 53718-8346



- Key**
- New CMU Walls
 - Existing Masonry Walls
 - Steel Stud and Gyp. Brd. Partitions
 - Steel Stud and Gyp. Brd. Partial Height Partitions
 - Smoke Partition

REVISIONS

NO.	DATE	DESCRIPTION

DATE

May 4, 2011

PROJECT NUMBER

190710

SHEET TITLE

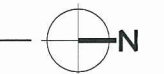
First Floor Plan

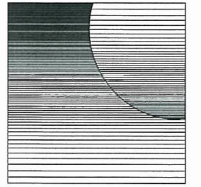
SHEET NUMBER

A1.1

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1 First Floor Plan
A1.1 Scale: 1/4" = 1'-0"





**THE
KUBALA WASHATKO
ARCHITECTS
INC**

W61 N617 Mequon Avenue
Cedarburg, WI 53012-2017
tel: 262.377.6039
fax: 262.377.2954

PROJECT

**Shine Advertising
Renovation**

Dayton & Henry Street
Madison, WI

OWNER

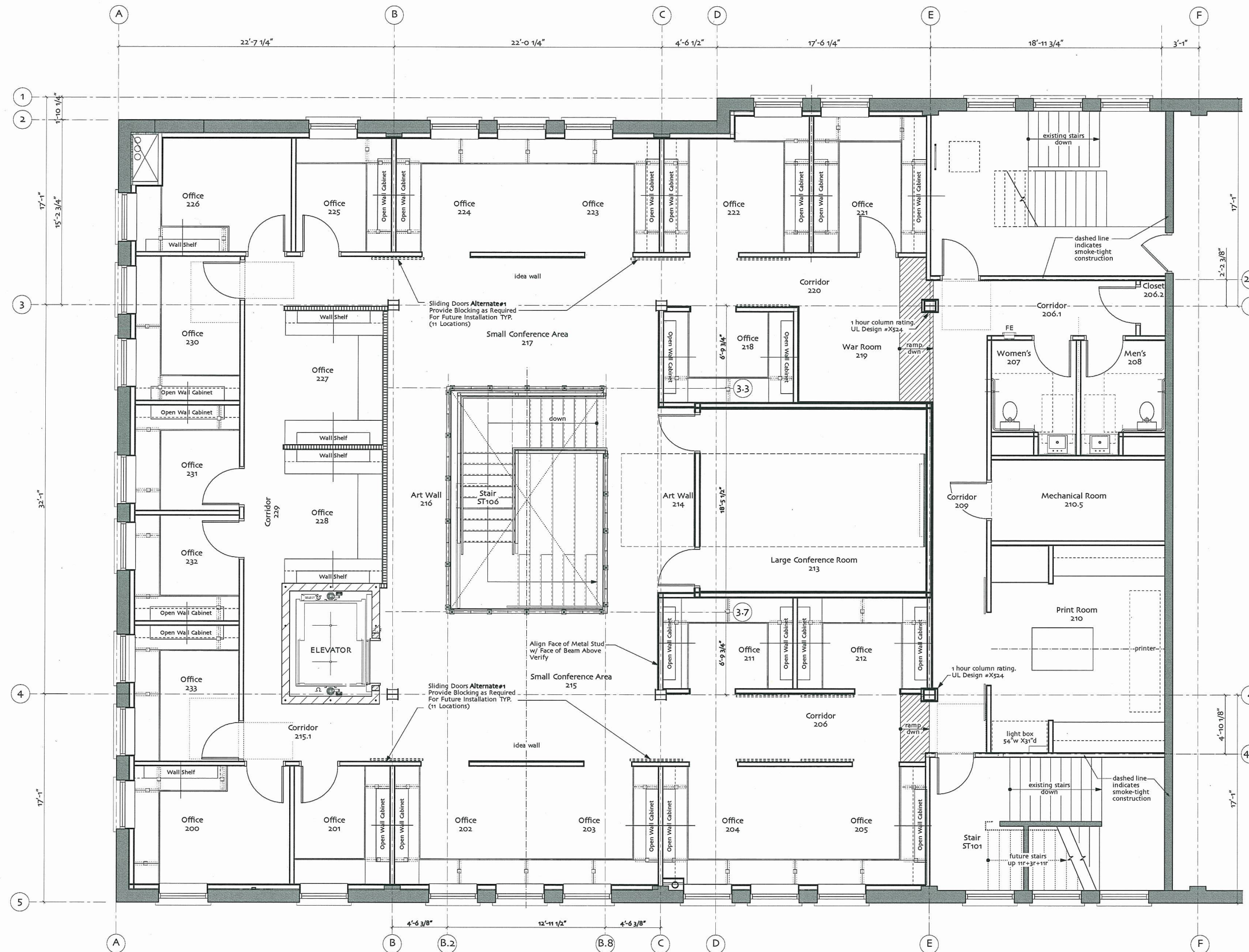
Shine Advertising Co., LLC
612 W. Main Street
Madison, WI 53703

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200 South Henry Street
Madison, WI 53703-3609

CONSULTANT(S)

GRUF
5126 W. Terrace Drive
Suite 111
Madison, WI 53718-8346



1
A1.2
Second Floor Plan
Scale: 1/4" = 1'-0"



REVISIONS

NO.	DATE	DESCRIPTION

DATE

May 4, 2011

PROJECT NUMBER

190710

SHEET TITLE

Second Floor Plan

SHEET NUMBER

A1.2

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