



City of Madison

Proposed Demolition

Location
901 East Washington Avenue &
902-946 East Main Street

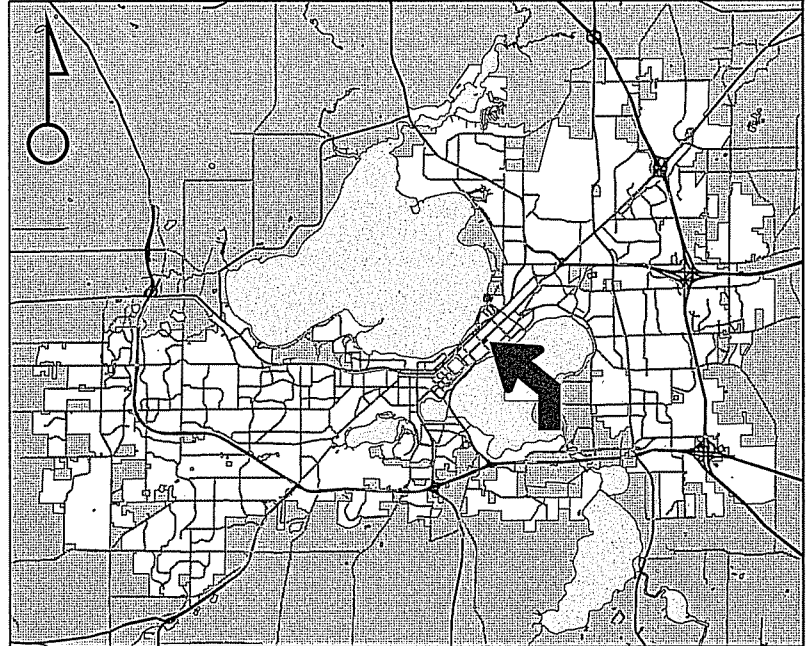
Project Name
Archipelago Village

Applicant
Archipelago Village, LLC/
Steve Harms - Tri-North Builders

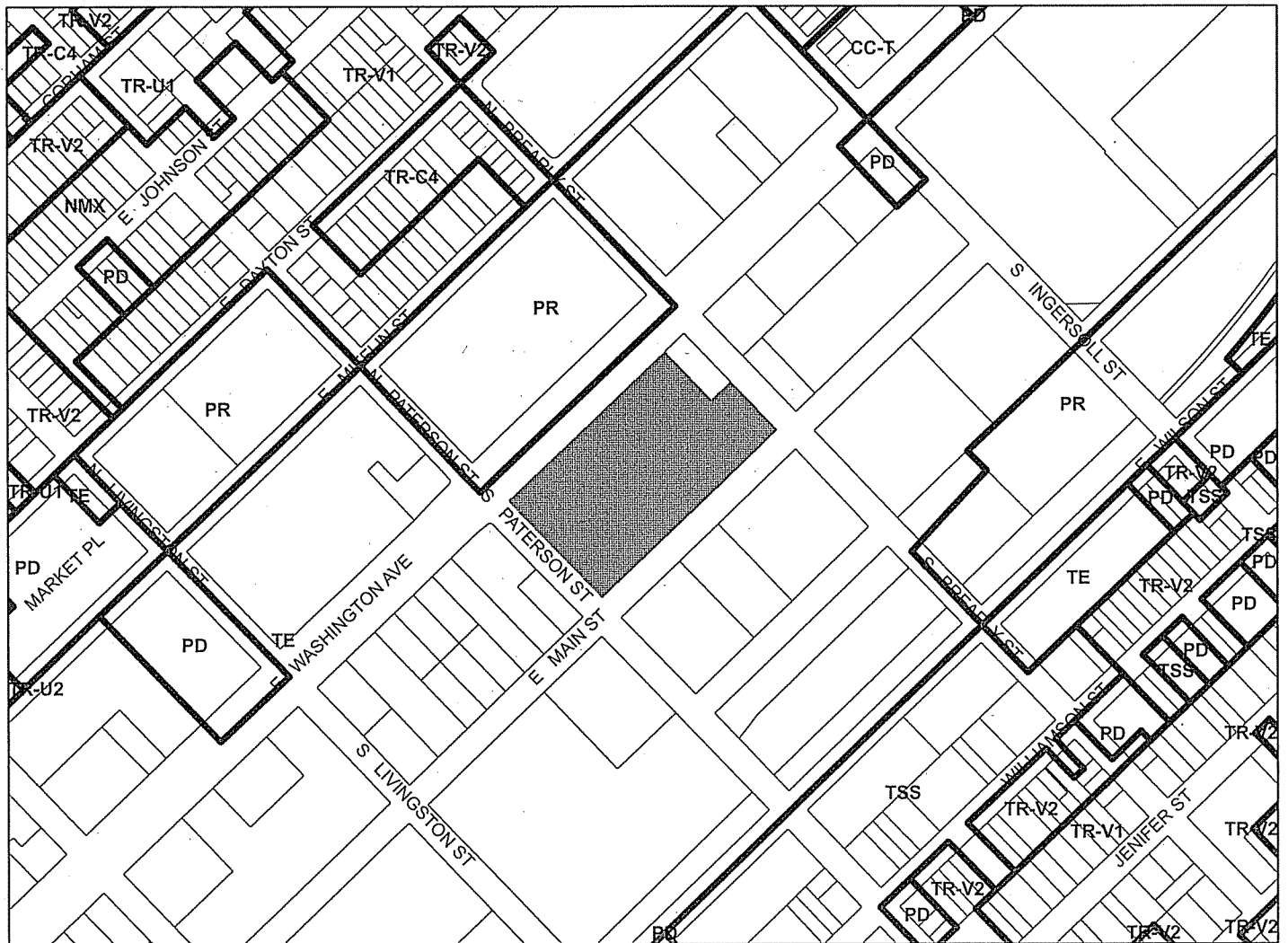
Existing Use
7 commercial and industrial buildings

Proposed Use
Demolish 7 buildings in phases, with
construction of an addition to an existing
five-story building and surface parking in
the first phase

Public Hearing Date
Plan Commission
27 January 2014

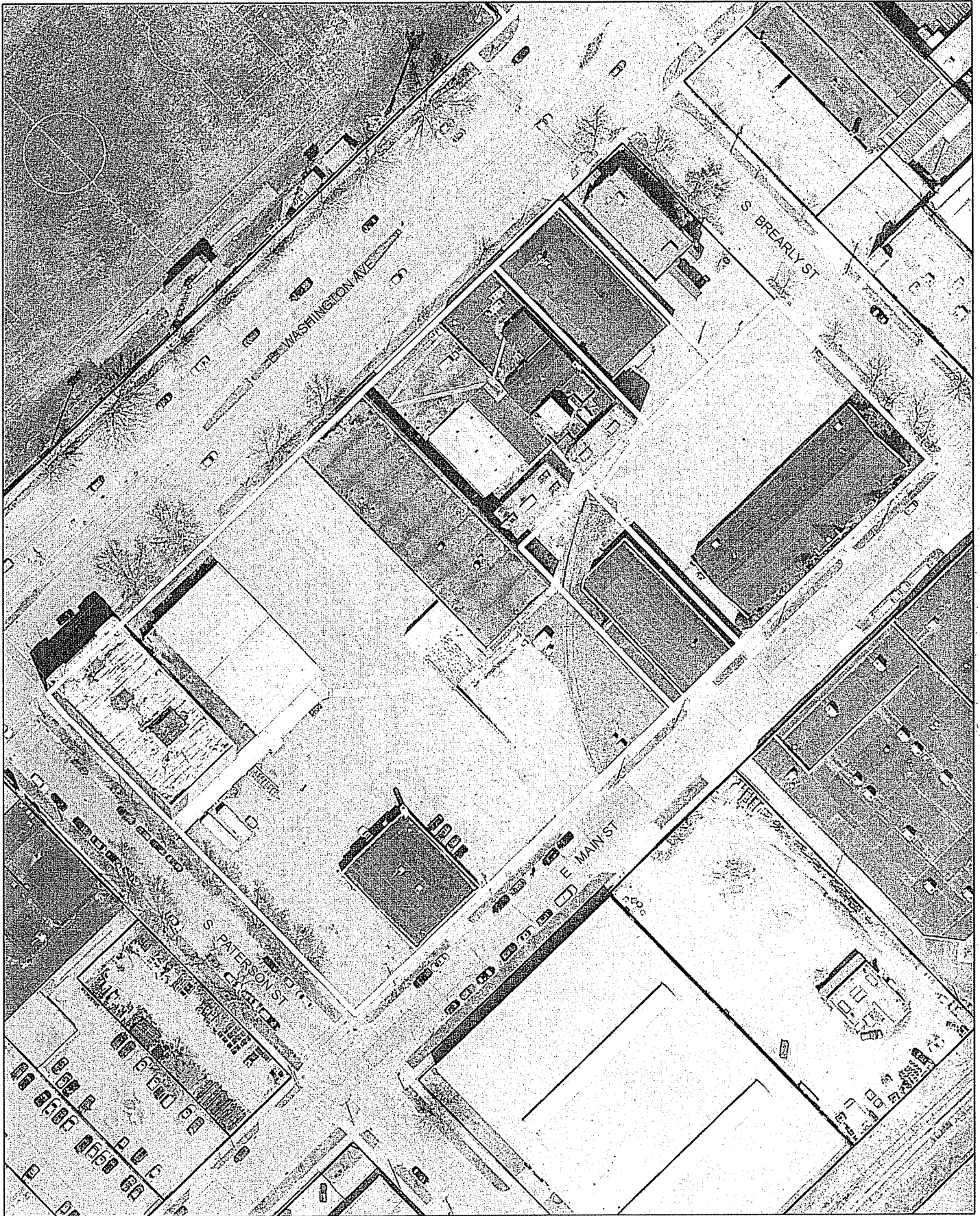


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 January 2014





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 901 East Washington Avenue
Project Title (if any): Archipelago Village

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Steve Harms **Company:** Tri-North Builders
Street Address: 2625 Research Park Drive **City/State:** Fitchburg, WI **Zip:** 53711
Telephone: (608) 271-8717 **Fax:** () **Email:** sharms@tri-north.com

Project Contact Person: Steve Harms **Company:** Tri-North Builders
Street Address: 2625 Research Park Drive **City/State:** Fitchburg, WI **Zip:** 53711
Telephone: (608) 271-8717 **Fax:** () **Email:** sharms@tri-north.com

Property Owner (if not applicant): Archipelago Village, LLC
Street Address: 505 N. Carroll Street **City/State:** Madison, WI **Zip:** 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
 Phase One is an addition and renovation to the existing five story building at 901 East Washington Avenue. Proposed use is an office building.

Development Schedule: Commencement Spring 2014 Completion beginning of 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Marsha Rummel : email July 19, 2013 Neighborhood President: email July 19, 2013

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 10/9/2013 Zoning Staff: Matt Tucker & Al Martin Date: 10/21/2013

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Steve Harms Relationship to Property: Construction Manager

Authorizing Signature of Property Owner _____ Date November 6, 2013 8

LETTER OF INTENT**PROJECT TEAM**

Project Owner: Archipelago Village, LLC
505 North Carroll Street
PO Box 512
Madison, WI 53703

Construction Manager: Tri-North Builders
2625 Research Park Drive
Fitchburg, WI 53711

Consulting Engineers: Henneman Engineering, Inc.
1232 Fourier Drive, Suite 101
Madison, WI 53717-1960

Architect: Potter Lawson, Inc
749 University Row, Suite 300
Madison, WI 53705

Civil Engineer: Onieda Total Integrated Enterprises (OTIE)
5100 Eastpark Boulevard, Suite 200
Madison, WI 53718

Landscape Architect: Ken Saiki Design
303 South Paterson Street, Suite 1
Madison, WI 53703

EXISTING CONDITIONS

The proposed development is at 901 East Washington Avenue. An existing five story building, aka the Klueter Grocery Warehouse, is located at the corner of East Washington Avenue and South Paterson Street. The development will include the deconstruction of the one story metal building at 905 East Washington Avenue to allow for the construction of a five story addition. The proposed design consists of the 8,580 square foot per floor building with a 6,676 square foot addition. On the Klueter Building, the exterior façade along East Washington Avenue and South Paterson Street will be restored. The brick will be tuckpointed as necessary and cleaned. The windows will be replaced with the mullion pattern replicating the original construction. The two doors will be replaced. The existing loading dock will remain and potentially used as an outdoor gathering space.

Buildings at 925 & 939 East Washington Avenue will be deconstructed to allow for on-site parking and future development.

Plan Commission Submittal

PROJECT SCHEDULE

January 22, 2014	Urban Design Commission Meeting
January 27, 2014	Plan Commission Meeting
February to March 2014	Final Design and Bidding
April 2014	Start Construction
January 2015	Substantial Completion

PROPOSED USES / HOURS OF OPERATION

The building will be a multi-tenant office building. This building will follow traditional business hours of operation from approximately 8:00 AM to 5:00 PM. Some of the potential tenants may hold evening or weekend events.

BUILDING SQUARE FOOTAGE

Approximate area of proposed building is 85,061 gross square feet with the following areas per floor:

- Basement – 15,718 gross square feet
- First Floor – 11,168 gross square feet
- Second Floor – 15,256 gross square feet
- Third Floor – 11,168 gross square feet
- Fourth Floor – 15,256 gross square feet
- Fifth Floor – 15,256 gross square feet

AUTO AND BIKE PARKING STALLS

A temporary on grade parking lot will be constructed east of the renovated building and will provide 129 full size parking spaces. Bike parking is located at two locations. At the front door along East Washington, there are 10 bike stalls. Along Paterson Street, there are 43 bike stalls.

VALUE OF LAND

For Phase One, the land value is \$1,000,000.

ESTIMATED PROJECT COST

The estimated cost of the project is \$16,500,000.

PUBLIC SUBSIDY REQUESTED

Public subsidy requested will be determined at a future date.

Archipelago Village Development

The proposed development is at 901 East Washington Avenue. An existing five story building, aka the Klueter Grocery Warehouse, is located at the corner of East Washington and South Paterson Street. The development will include the deconstruction of the one story metal building to allow for the construction of a five story addition. The demolition of the vacant buildings is described as follows:

Property listed at 925 East Washington

This address has five buildings on the property. The proposed demolition is described as follows:

- 901 East Washington Avenue: This five story structure will remain.
- 905 East Washington Avenue: This one story metal building addition to the 901 building will be demolished. Building is located on Lots 2 & 3.
- 925 East Washington Avenue: This two story building will be demolished. Building is located on Lots 5 and on parts of Lots 14 & 15.
- 939 East Washington Avenue: This one and two story building will be demolished. Building is located on Lots 6 & 7.
- 910 East Main Street: A portion of this one story warehouse will be demolished at a later date. The portion on East Main Street will be incorporated into the future development. Building is located on Lot 7.

Property listed at 924 East Main (these properties will remain during Phase One)

This address has two buildings on the property. The proposed demolition is described as follows:

- 922 East Main Street: This one story building will be demolished.
- 924 East Main Street: This one story building will be demolished.

Property listed at 945 East Washington (this property will remain during Phase One)

This address has one building on the property. The proposed demolition is described as follows:

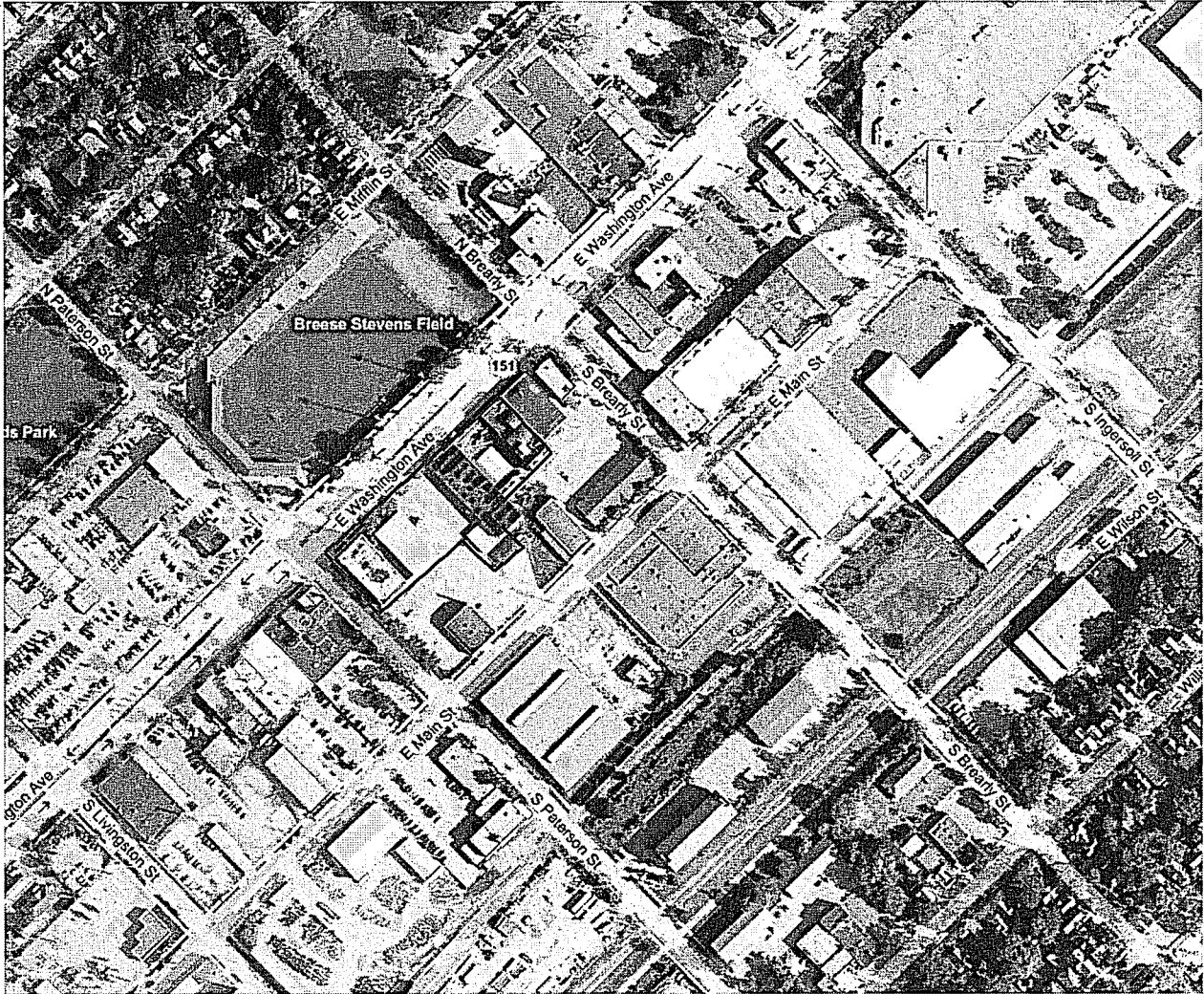
- 945 East Washington Avenue: This one story building will be demolished.

Property listed at 946 East Main (this property will remain during Phase One)

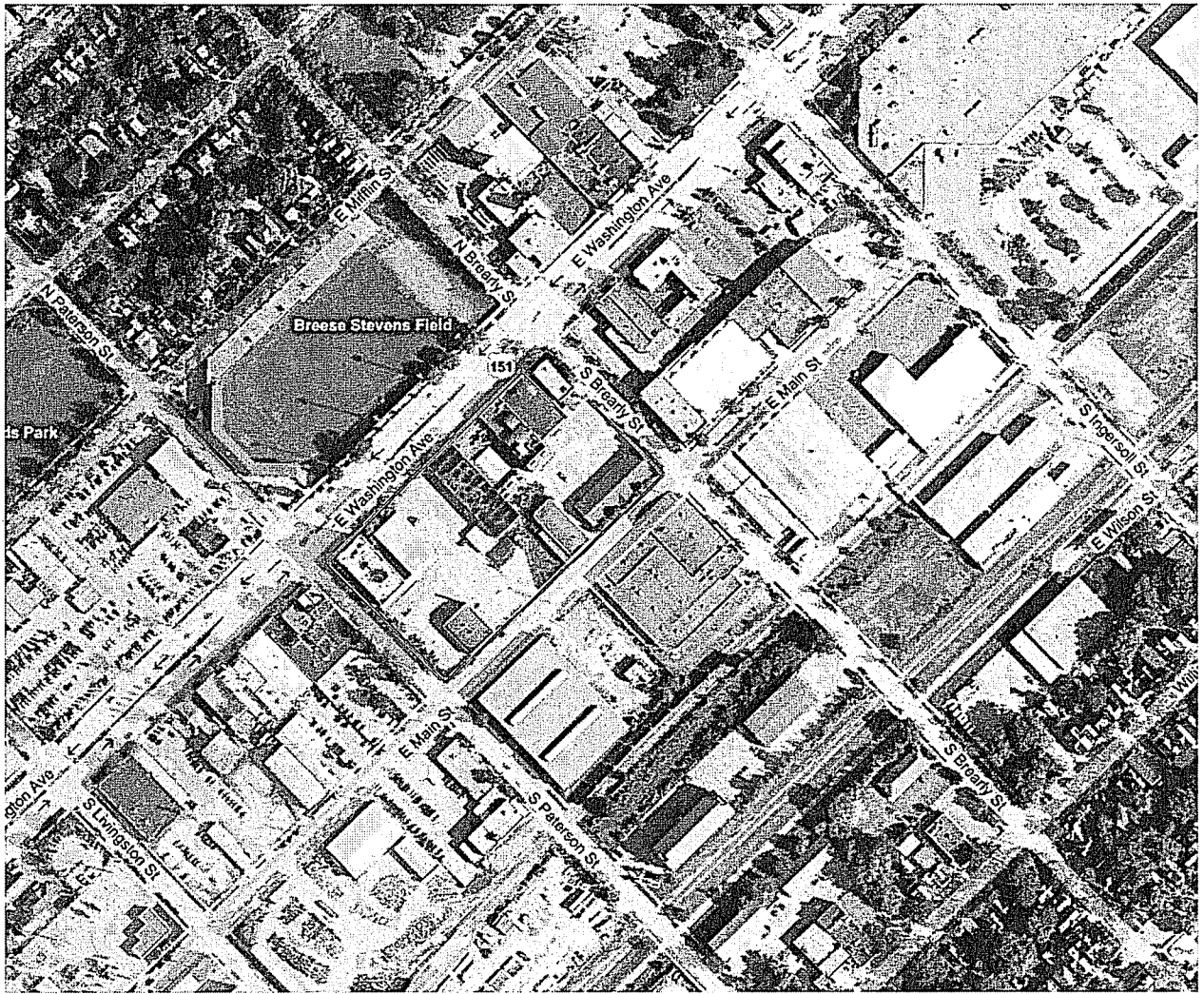
This address has one building on the property. The proposed demolition is described as follows:

- 946 East Main Street: This one story building will remain and be incorporated into the future development.

Site Locator Map – Phase 1



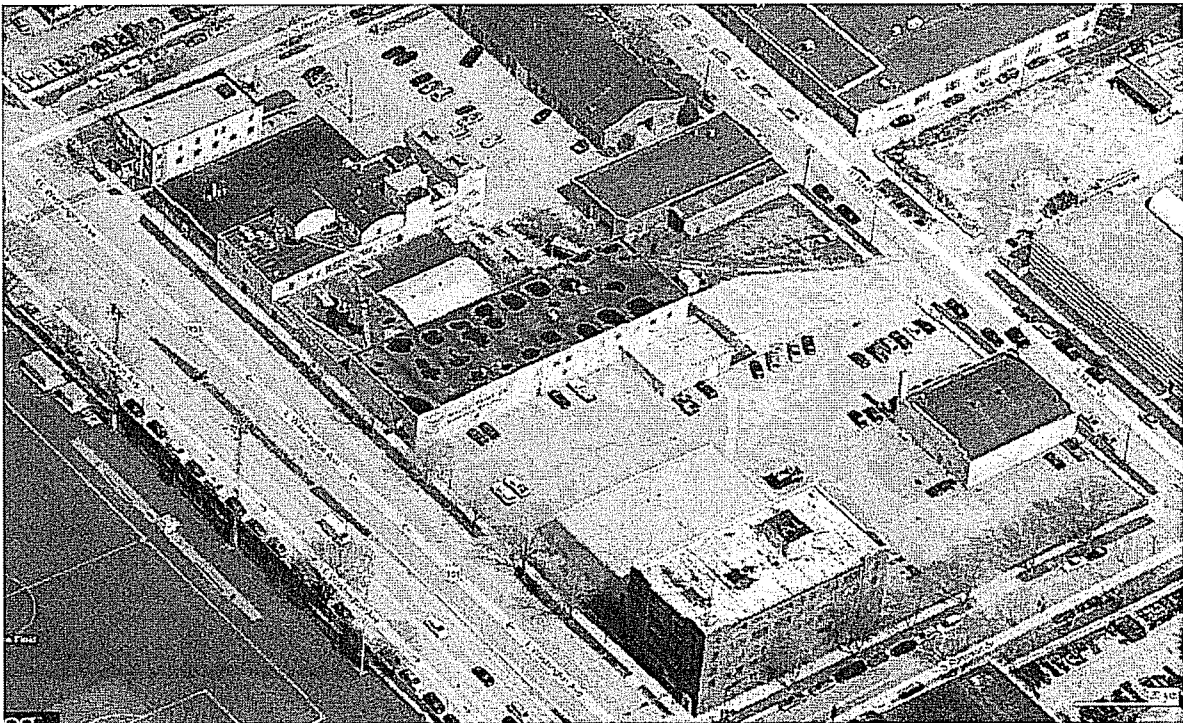
Site Locator Map – Future Phase



Site Photos



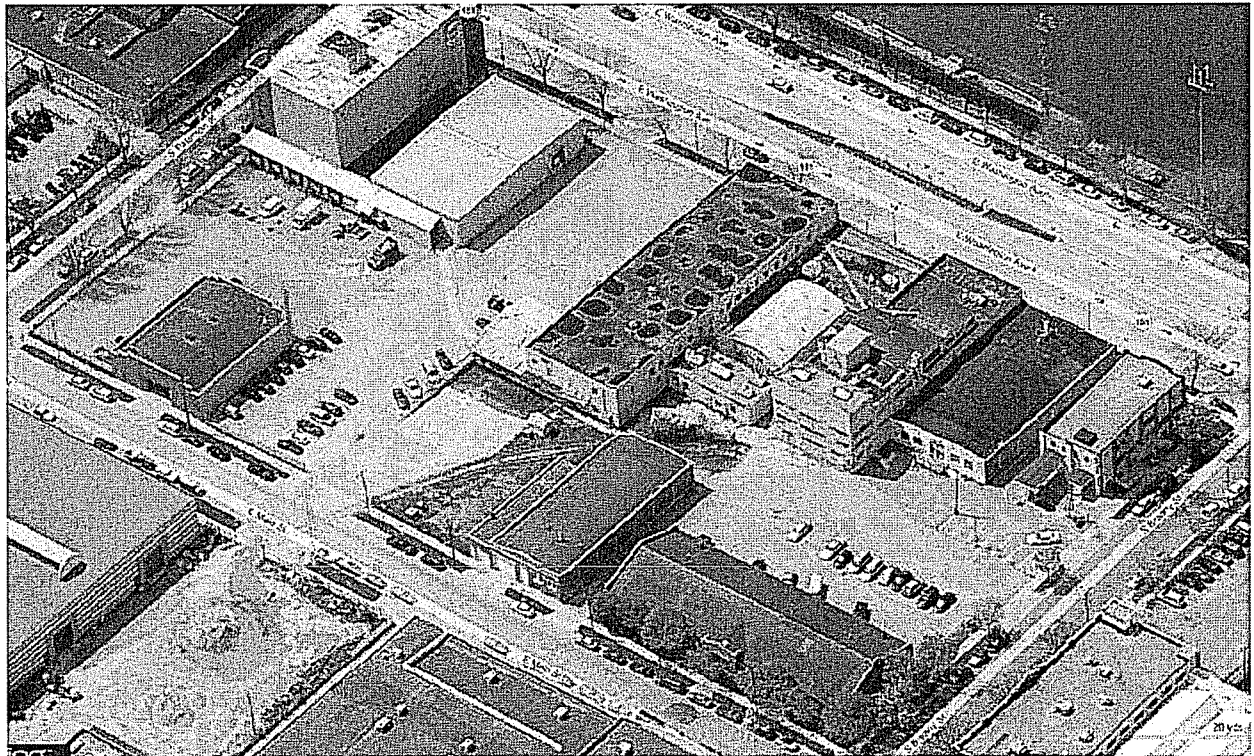
Aerial View



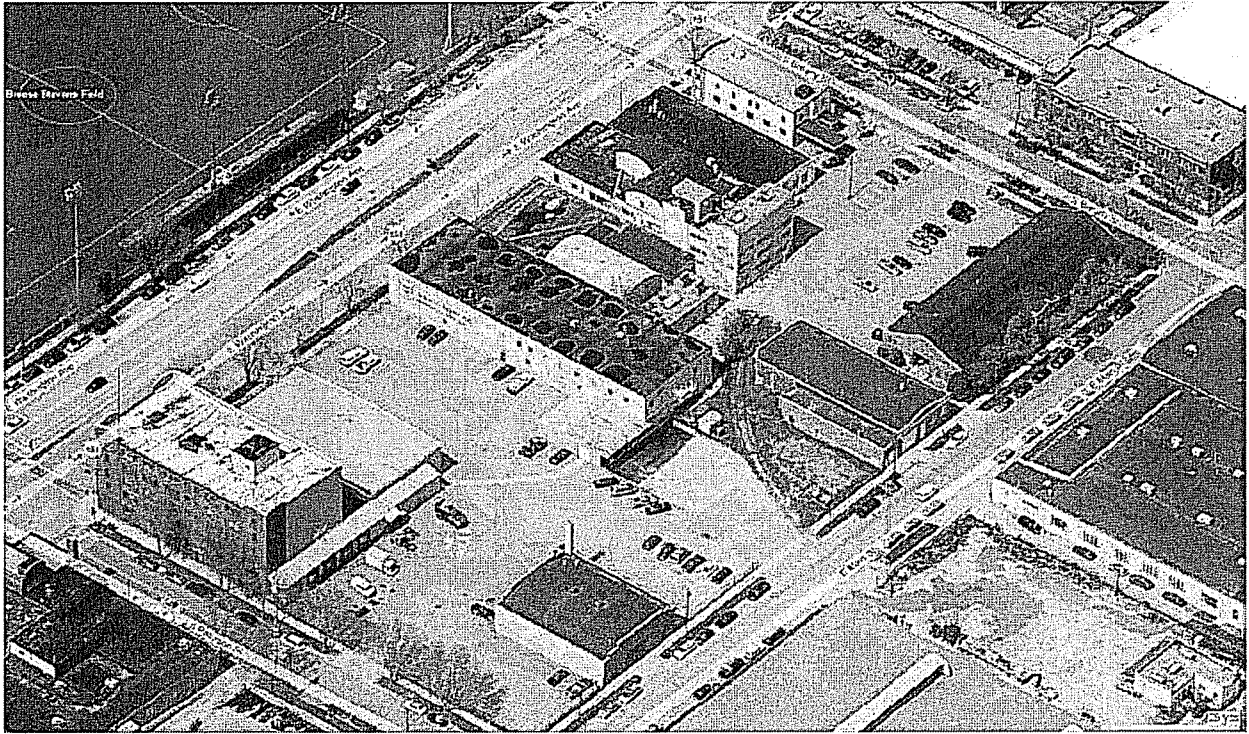
View from North West



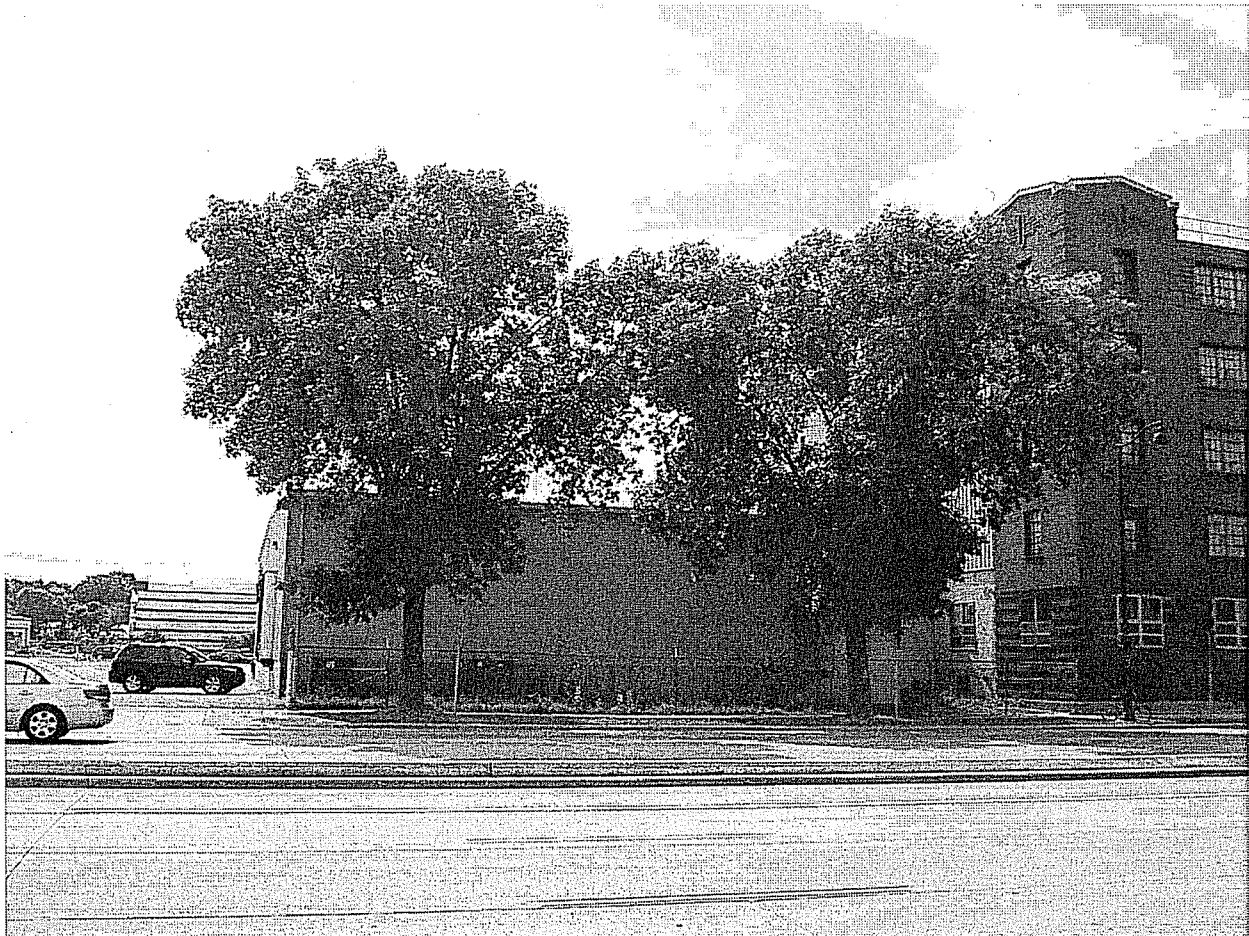
Aerial View from North East



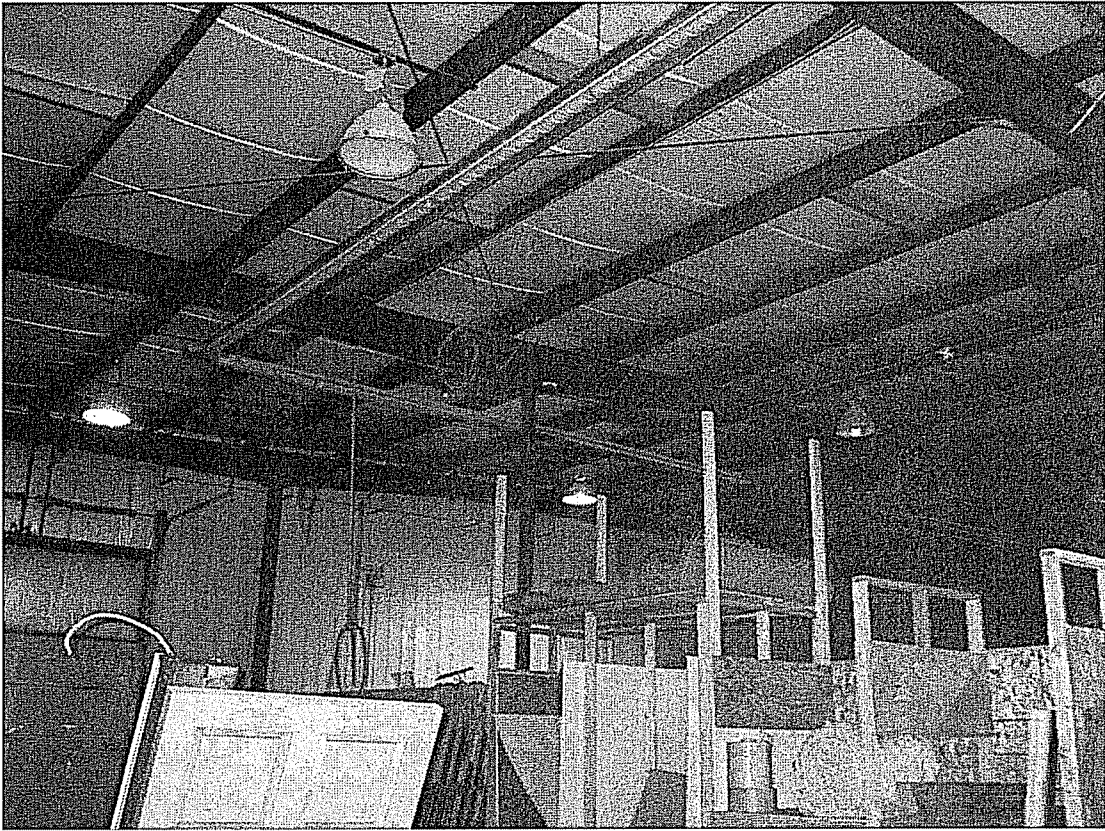
Aerial View from South East



Aerial View from South West



905 East Washington Avenue – Metal Building



Interior of 905 East Washington Avenue



925 East Washington Avenue



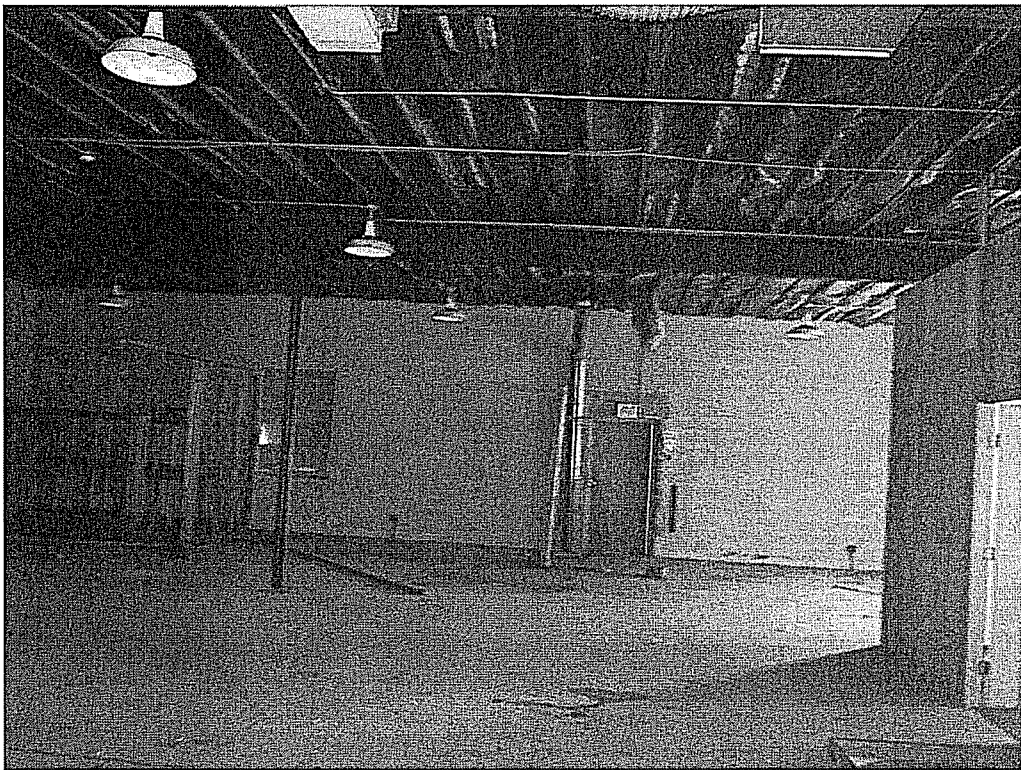
939 East Washington Avenue



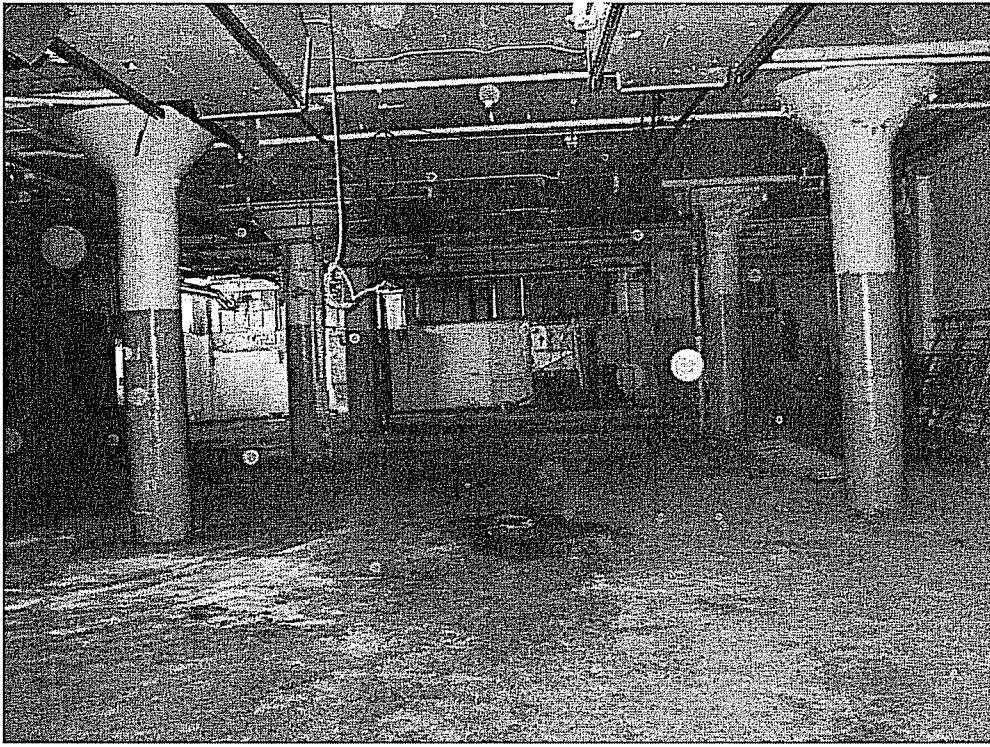
925 and 939 East Washington Avenue



925 East Washington Avenue



Interior – 925 East Washington Avenue



Interior – 939 East Washington Avenue