

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

21363

DATE SUBMITTED: _____	Action Requested
UDC MEETING DATE: <u>4-27-11</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: S.E. Corner @ E. WASHINGTON AV. & PAWLING ST. (2800 BLOCK)

ALDERMANIC DISTRICT: 15TH Palm

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
MCDONALD'S CORP. - MIKE MEAD, A.C.M. HAAG MULLER, INC. - MIKE EHRLICH, A.I.A.
4973 N. LARKIN 101 E. GRAND AV.
WHITEFISH BAY, WI 53217 PORT WASHINGTON, WI 53074

CONTACT PERSON: MIKE EHRLICH AIA OR STEVE JESKE, AIA
Address: HAAG MULLER, INC
101 E. GRAND AV., PORT WASHINGTON, WI 53074
Phone: 262-268-1200
Fax: 262-268-1250
E-mail address: mehrllich@haagmuller.com (#) sjeske@haagmuller.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:)

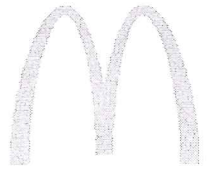
- R.P.S.M. Parking Variance (Fee required)

(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.



McDonald's USA, LLC
1650 W 82nd Street., Suite 900
Bloomington, MN 55431-1442
(952) 884-4355
Fax: (952)-885-4755

LETTER OF INTENT TO BUILD NEW MCDONALD'S – 2800 EAST WASHINGTON AVE

April 5, 2011

Please accept this letter of intent and enclosed material in consideration of McDonald's proposal to rebuild facility located in 2800 block of East Washington Ave., Madison, WI. Specific details related to this project include:

- *Anticipated schedule: start summer 2011 – 90 day construction schedule.*
- *The proposed building will be approximately 4591 SF, including approximately 90 seats.*
- *Hours of operation: 24 hours*
- *All trash containers will be stored inside enclosure at rear of building and disposed of as needed by Waste Management, Inc.*
- *Total number of employees anticipated to be approximately 45 w/ a maximum of 16 working during peak business hours.*

If there is any additional information required, please contact me directly @ 414-324-1462. We would appreciate it if this proposal can be include on agenda for upcoming Urban Design Commission meeting, April 27, 2011

Sincerely,

Mike Mead
Area Construction Manager
McDonald's, LLC
(414) 324-1462



haag müller, inc.

Architecture • Engineering • Interiors

101 East Grand Avenue
Port Washington
Wisconsin 53074-2216

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BUILDING PERSPECTIVES

MC DONALD'S CORPORATION
2800 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

REVISIONS		DESCRIPTION
NO.	DATE	UDC SUBMITTAL
1	4/5/11	

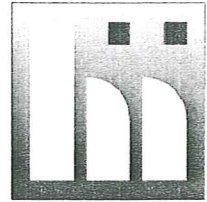
DATE: 4/5/2011

PROJ. NO.: 1008197

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SHEET



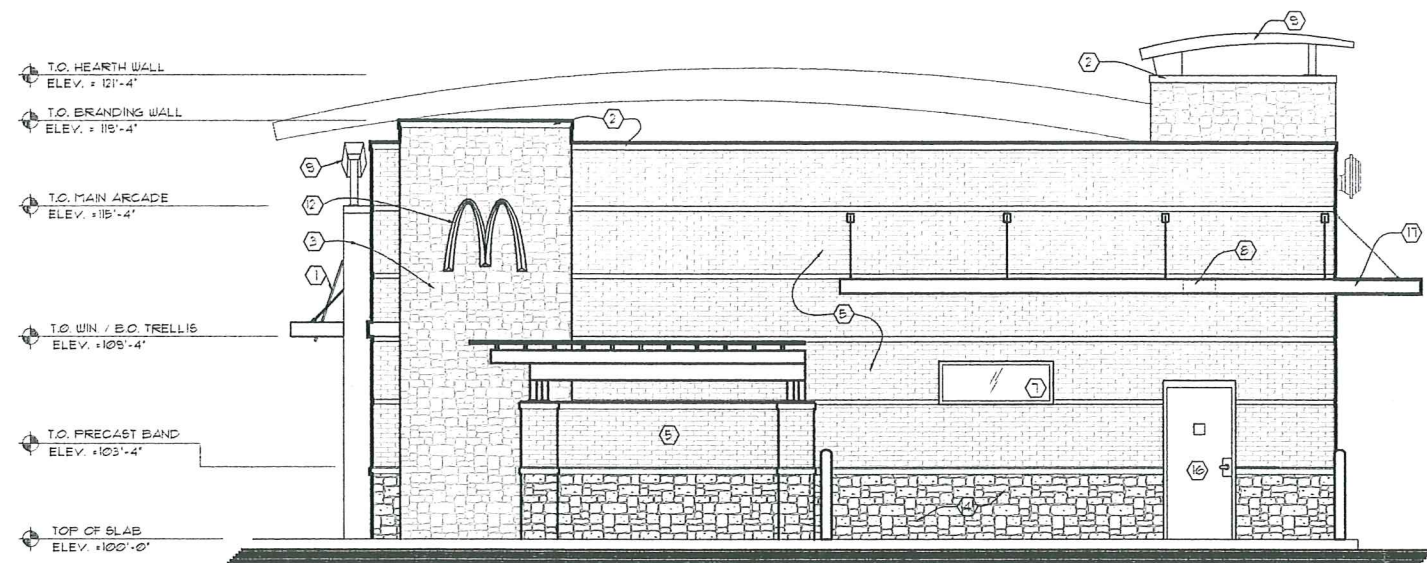


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REAR ELEVATION
1/4" = 1'-0"

ELEVATION KEYED NOTES:

THE FOLLOWING ELEVATION KEYED NOTES ARE ENCLOSED WITH A ① SYMBOL ON THE ELEVATIONS.

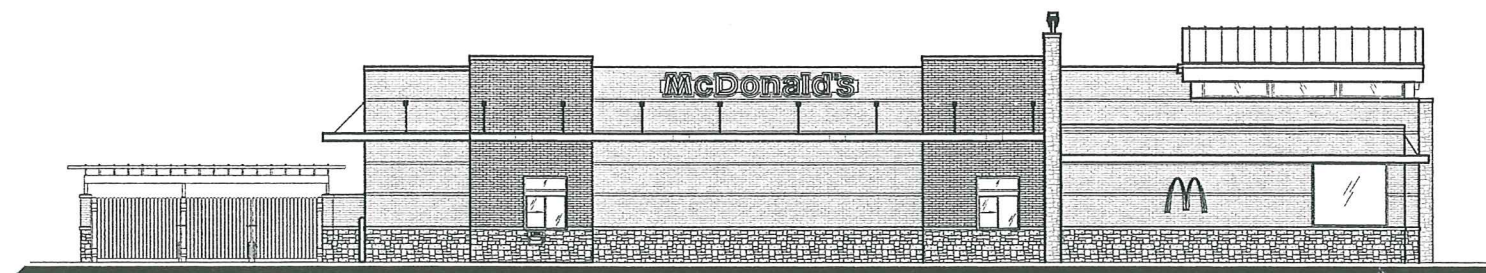
THESE NOTES APPLY TO ONE OR MORE ELEVATIONS.

- ① ILLUMINATED METAL AWNING BY SIGN SUPPLIER UNDER SEPARATE PERMIT. COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 103U AND 102U.
- ② ALUMINUM COPING. NATURAL ANODIZED ALUMINUM
- ③ CULTURED STONE ARCADE STONE SHALL BE OWENS CORNING COBBLEFIELD PATTERN. COLOR SHALL BE TEXAS CREAM CSV-1023.
- ④ CULTURED STONE ARCADE STONE SHALL BE OWENS CORNING COBBLEFIELD PATTERN. COLOR SHALL BE DESERT BLEND CSV-1066.
- ⑤ BRICK VENEER. ENDICOT BRICK. RUBIGO RED. BRICK PATTERN TO BE RUNNING BOND.
- ⑥ BRICK VENEER. ENDICOT BRICK. MIDLAND BLEND A. BRICK PATTERN TO BE RUNNING BOND.
- ⑦ 1" CLEAR INSULATED LOW-E GLASS SET IN NATURAL ANODIZED ALUM. FRAMES. T¹ INDICATES TEMPERED GLASS SEE SECTIONS FOR SHIM AND SEAL REQUIREMENTS.
- ⑧ RADIAL WALL SCONCE, DOWNLIGHT ONLY. AVAILABLE THROUGH SECURITY LIGHTING. INSTALL PER MFG DIRECTIONS. SEE ROOF PLAN SHEET A-12 FOR MORE INFORMATION.
- ⑨ 45" R. ROOF CAP ELEMENT, BY OTHERS.
- ⑩ YELLOW STANDING SEAM METAL ROOF (COLOR TO MATCH AWNINGS)
- ⑪ PIPE BOLLARD - PAINTED YELLOW
- ⑫ McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- ⑬ HIRAF LINEAR LED FACADE LIGHT AVAILABLE THROUGH SECURITY LIGHTING. INSTALLED ALONG COPING OF FRONT ARCADE NORTH SIDE ENTRY ARCADE AND SOUTH SIDE HEARTH ELEMENT. INSTALL PER MFG DIRECTIONS SEE ROOF PLAN SHEET A-12 FOR MORE INFORMATION.
- ⑭ HOLLOW METAL DOOR & FRAME. COLOR MATCH FIELD BRICK.
- ⑮ ALUMINUM TRELIS W/ TIEBACKS.
- ⑯ 2x8 ALUMINUM CLAD TRIM BOARD
- ⑰ 2x CEDAR PERGOLA PAINTED TO MATCH ACCENT BRICK COLOR.
- ⑱ 1x6 CEDAR GATES PAINTED TO MATCH COLOR OF ACCENT BRICK.

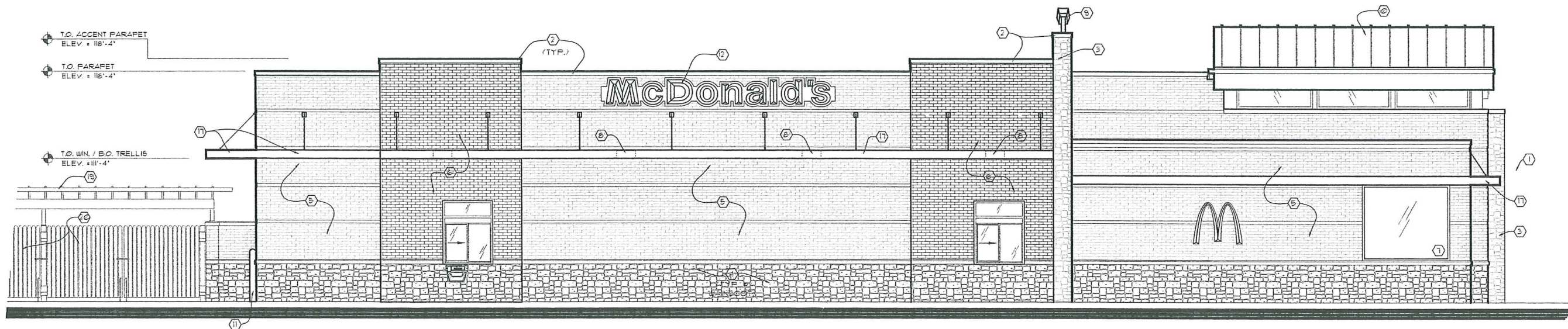
NOTE:

E.I.F.S. EXPANSION JOINTS PER MFG. THE FOLLOWING REQUIREMENTS ARE BASED ON DRYVIT MANUFACTURING STANDARDS. AS A MINIMUM, EXPANSION JOINTS SHALL BE PLACED AT THE FOLLOWING LOCATIONS:

- 1) WHERE EXPANSION JOINTS OCCUR IN THE SUBSTRATE SYSTEM.
- 2) WHERE BUILDING EXPANSION JOINTS OCCUR.
- 3) AT FLOOR LINES IN WOOD FRAME CONSTRUCTION.
- 4) AT FLOOR LINES OF NON-WOOD FRAMED BUILDINGS WHERE SIGNIFICANT MOVEMENT IS EXPECTED.
- 5) WHERE THE INSULATION PLUS SYSTEM ABUTS DISSIMILAR MATERIALS.
- 6) WHERE THE SUBSTRATE TYPE CHANGES.
- 7) WHERE PREFABRICATED PANELS ABUT ONE ANOTHER.
- 8) IN A CONTINUOUS ELEVATION AT INTERVALS NOT EXCEEDING 75 FEET.
- 9) WHERE SIGNIFICANT STRUCTURAL MOVEMENT OCCURS, SUCH AS CHANGES IN ROOFLINE, BUILDING SHAPE OR STRUCTURAL SYSTEM.



DRIVE-THRU SIDE ELEVATION
1/8" = 1'-0"



DRIVE-THRU SIDE ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS

MC DONALD'S CORPORATION
2800 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

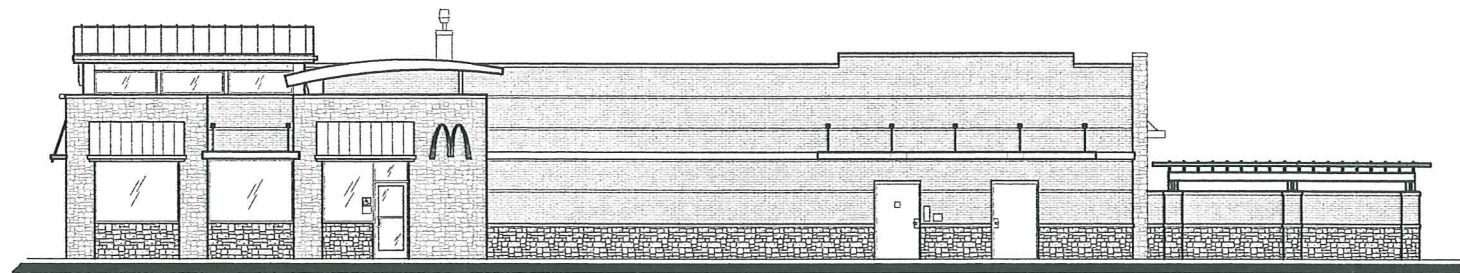
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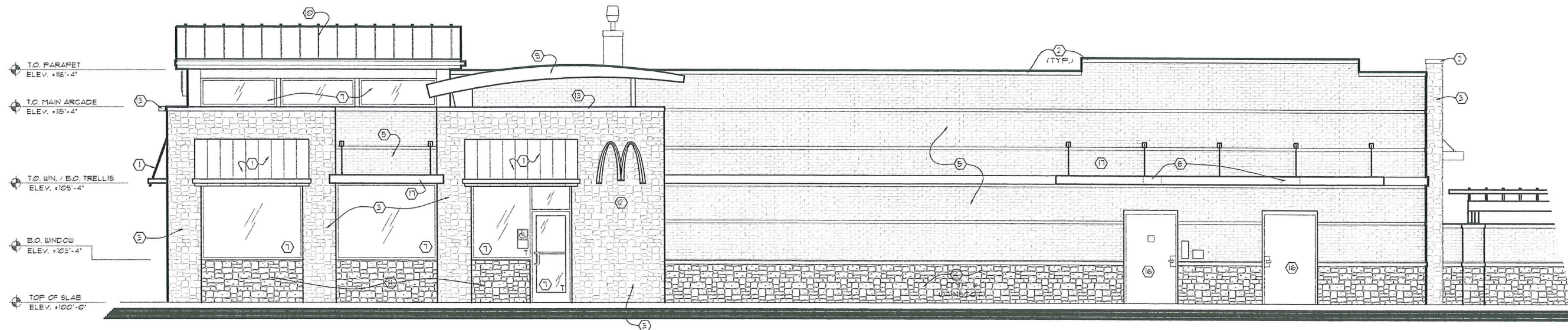
A-2.2



FRONT ELEVATION
1/4" = 1'-0"



NON DRIVE-THRU SIDE ELEVATION
1/8" = 1'-0"



PARTIAL NON DRIVE-THRU SIDE ELEVATION
1/4" = 1'-0"

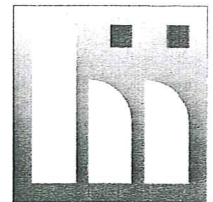
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- (2) ALUMINUM COPING. NATURAL ANODIZED ALUMINUM.
- (3) CULTURED STONE ARCADE. STONE SHALL BE QUEENS CORNING COBBLEFIELD PATTERN. COLOR SHALL BE TEXAS CREAM C8V-1023.
- (4) CULTURED STONE ARCADE. STONE SHALL BE QUEENS CORNING COBBLEFIELD PATTERN. COLOR SHALL BE DESERT BLEND C5V-1066.
- (5) BRICK VENEER. ENDICOT BRICK. RUBICO RED. BRICK PATTERN TO BE RUNNING BOND.
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