

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

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: June 4, 2014

Action Requested

- Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

UDC MEETING DATE: June 25, 2014

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 4802 East Washington Ave.

ALDERMANIC DISTRICT: 17

OWNER/DEVELOPER (Partners and/or Principals) Richard Lynn Properties ARCHITECT/DESIGNER/OR AGENT: General Engineering Co.

505 East Cook Street

916 Silver Lake Drive

Portage Wi. 53901

Portage Wi. 53901

CONTACT PERSON: Travis Malueg

Address: 916 Silver Lake Drive
Portage Wi. 53901

Phone: 608-697-7773

Fax: 608-745-2592

E-mail address: tmalueg@generalengineering.net

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.

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901



Engineers • Consultants • Inspectors

608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

June 3, 2014

City of Madison
Urban Design Commission
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

RE: Exterior Renovation and Repair

To Whom It May Concern:

Richard Lynn Properties LLC. is looking to complete some necessary exterior repairs and updating to the exterior elevations of their property at 4802 East Washington Ave. (former Ginza's of Tokyo). This business was rented starting in 2001 and had the same tenant for 10 plus years. As part of the lease agreement, the business was contracted to maintain the building and site while running the business. They did not fulfill the agreement and the building now stands vacant, significant repairs are necessary before the building will be leasable to a new tenant.

The building was remodeled in 2001 and received all necessary approvals including those of the Urban Design Commission. The following list includes all the proposed repairs/changes to the 2001 approved plans.

1. Extend parapet to hide mechanicals from street view.
2. Add five windows to the front elevation to match the one existing window.
3. Reconstruct EIFS from above the top of window line to top of parapet and add decorative crown molding at front elevation.
4. East Elevation Stucco will be repaired and painted.
5. West and Rear Elevation will be repaired and painted, West and Rear elevations are not visible from any public view and the rear backs up to a retaining wall and large tree covered hill.

The Site Plan remains unchanged from the original 2001 document. The parking lot will be repaired as needed and line striping will be redone. The parking lot lights that are in need of replacement will be replaced with Metal Halide lights or other approved lighting fixture.

The owner of the property does not have a tenant leased at the time of this writing. The owner would like to make these improvements to appeal to a prospective tenant. The owner is aware that any further improvements would require prior approval; including any signage that a new tenant would require.



Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services



I have included with this letter the following items for your review.

1. Locator map
2. Proposed building elevations
3. Color Prospective view of front facade showing proposed building changes
4. Photographs showing the site and adjacent properties
5. Existing Site Plan as approved in 2001
6. Color chart with selections noted
7. Copy of plans conditionally approved by the Madison building department 08-26-13

Thank you in advance for your consideration of this application. Please let me know if there is any additional information that can assist in your decision.

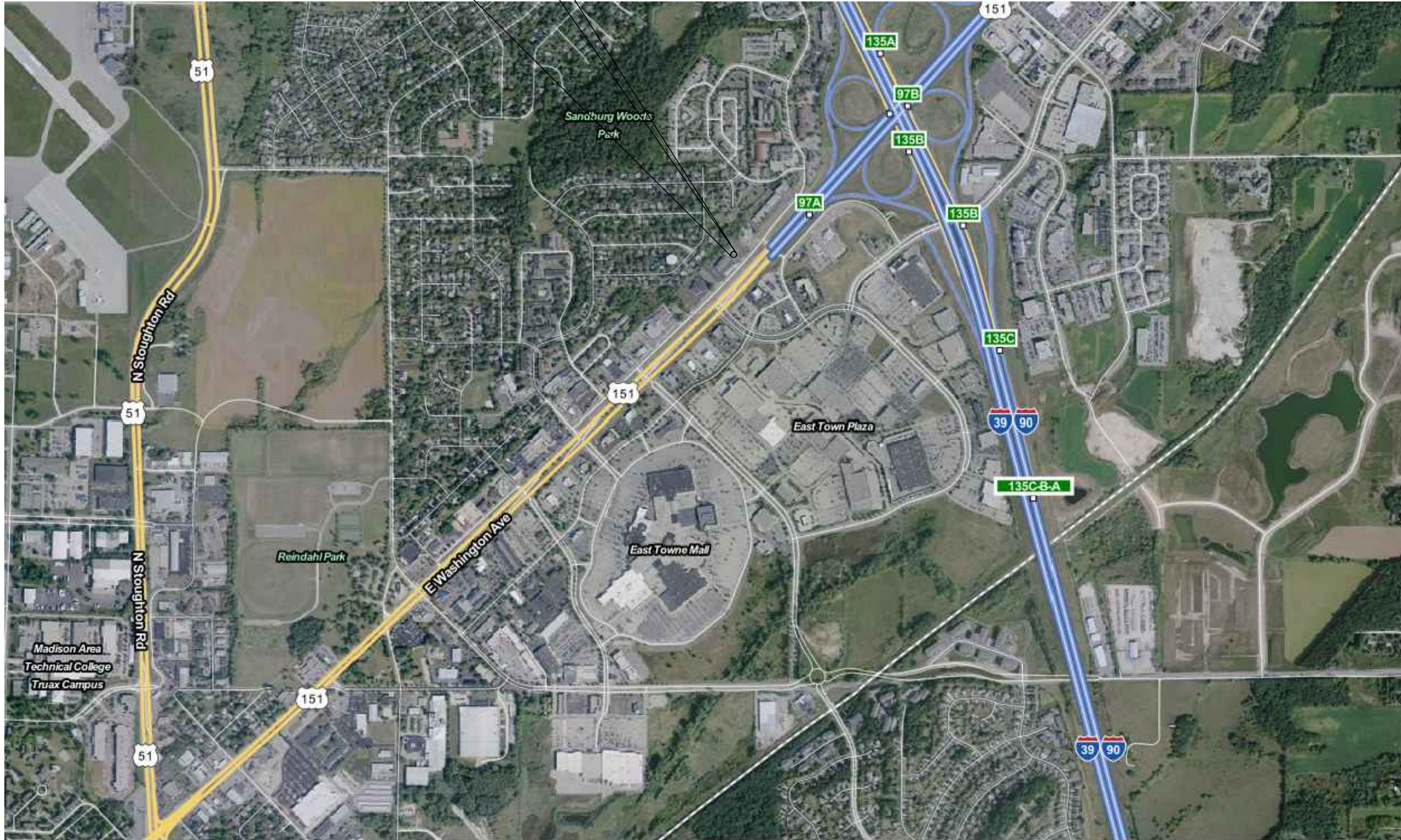
Respectfully Submitted,

GENERAL ENGINEERING COMPANY



Travis J. Malueg
Architectural Technician

Enclosures



PROJECT LOCATION



General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
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LOCATOR MAP
4802 East Washington Exterior Renovation
Richard Lynn / Lynn Properties

City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	BY	DATE
UDC SUBMITTAL	1	TJM	03/14

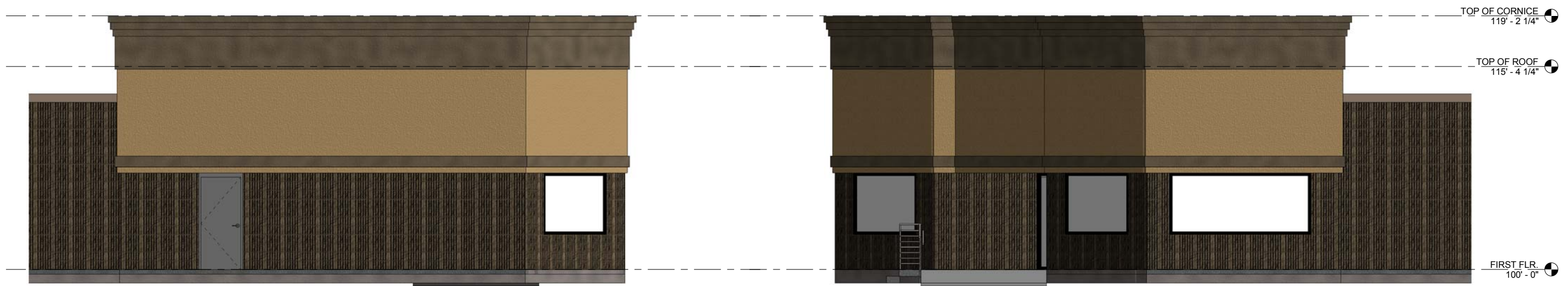
SCALE

DRAWN BY TJM
 DATE 06/03/2014
 GEC FILE NO. 2-0813-275
 SHEET NO.
1.0





① SOUTH ELEVATION
 SCALE: 1/8" = 1'-0" on 11" x 17"
 1/4" = 1'-0" on 22" x 34"



③ WEST ELEVATION
 SCALE: 1/8" = 1'-0" on 11" x 17"
 1/4" = 1'-0" on 22" x 34"

② EAST ELEVATION
 SCALE: 1/8" = 1'-0" on 11" x 17"
 1/4" = 1'-0" on 22" x 34"



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ELEVATIONS
 4802 E. Washington Exterior Renovation
 Richard Lynn / Lynn Properties

City of Madison
 Dane county, Wisconsin

REVISIONS	NO.	BY	DATE
UDC SUBMITTAL	1	TJM	6/3/14

1/4" = 1'-0"
 FULL SIZE SCALE

DRAWN BY	TJM
DATE	06/03/2014
GEC FILE NO.	2-0813-275
SHEET NO.	

2.0



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EXTERIOR PERSPECTIVES
4802 E. Washington Exterior Renovation
Richard Lynn / Lynn Properties

City of Madison
Dane county, Wisconsin

REVISIONS	NO.	BY	DATE
UDC SUBMITTAL	1	TJM	6/3/14

1/2" = 1'-0"
FULL SIZE SCALE

DRAWN BY: TJM
DATE: 06/03/2014
GEC FILE NO.: 2-0813-275
SHEET NO.

3.0

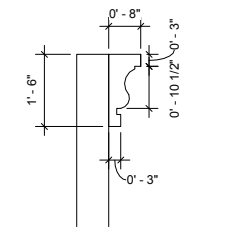


① SOUTH EAST ELEVATION

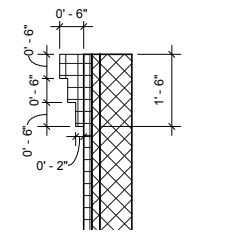
BUILDING COLORS:
FLUTED BLOCK & CORNICE COLOR = CIMMARON #3170
STUCCO & BUILDING BODY = MESILLA #3140
NEW STORE FRONT WINDOW FRAMES = DARK BRONZE
GLASS = REFLECTIVE FILM TO MATCH EXISTING



② SOUTH WEST ELEVATION



④ CORNICE OPTION 2
1/2" = 1'-0"



③ CORNICE OPTION 1
1/2" = 1'-0"



FACING EAST



VIEW FROM SOUTH



VIEW FROM EAST



ADJACENT GAS STATION TO EAST



ADJACENT GAS STATION TO EAST



VIEW OF REAR OF BUILDING



BOTH ADJACENT BUILDINGS



ADJACENT RESTAURANT TO WEST



ADJACENT RESTAURANT TO WEST



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EXISTING EXTERIOR PICTURES

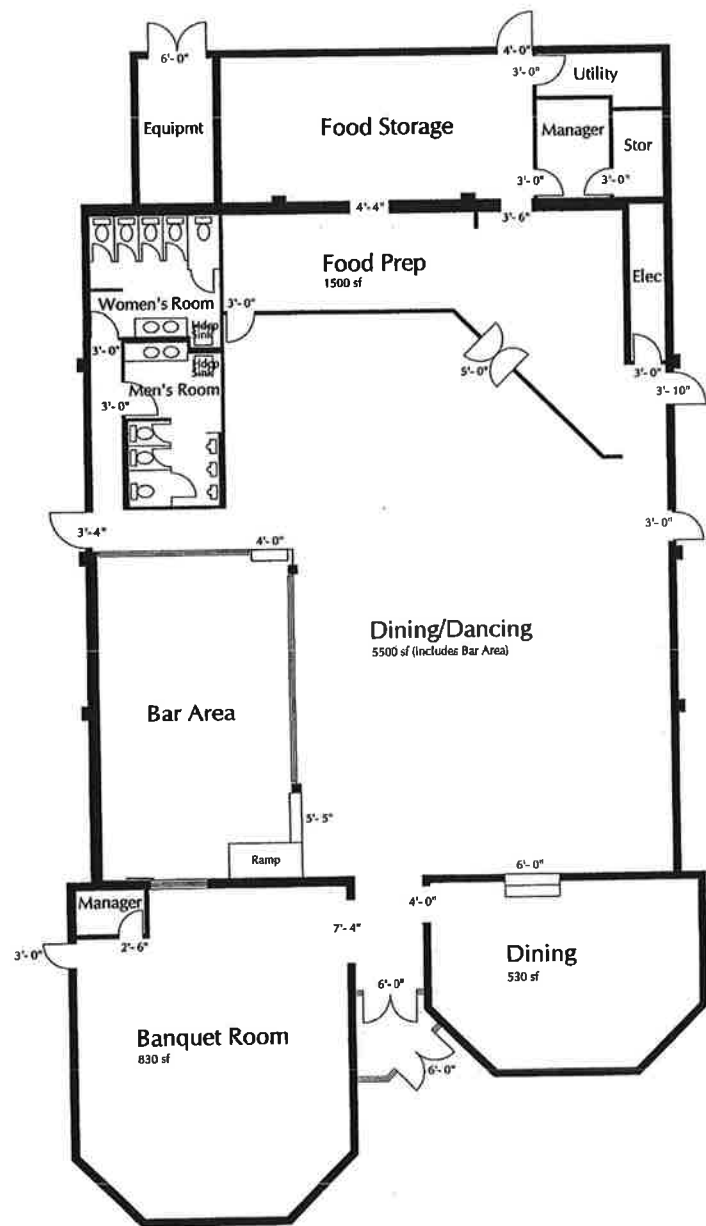
4802 E. Washington Exterior Renovation
Richard Lynn / Lynn Properties

City of Madison
Dane county, Wisconsin

REVISIONS	NO.	BY	DATE
UDC SUBMITTAL	1	TJM	6/3/14

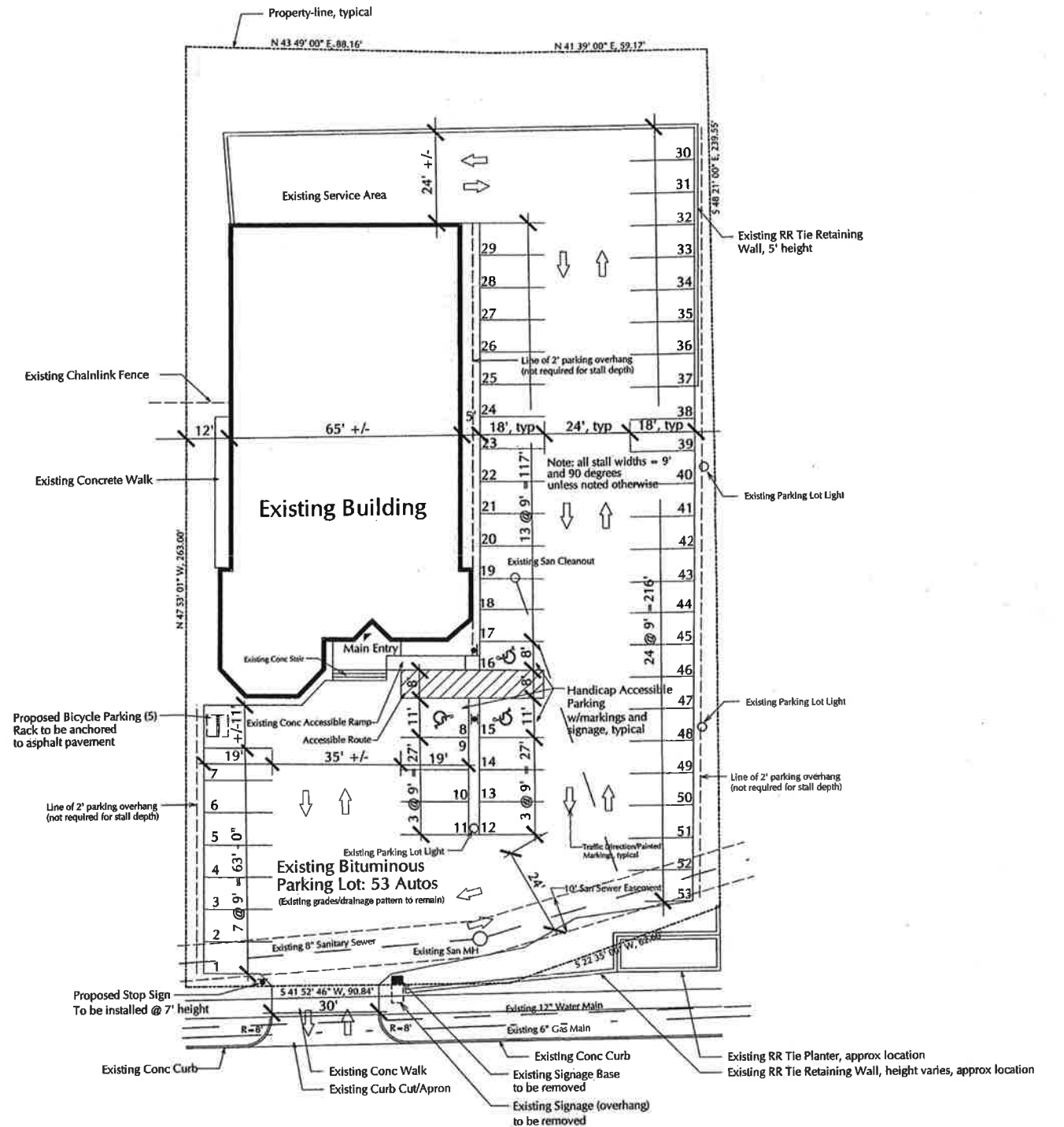
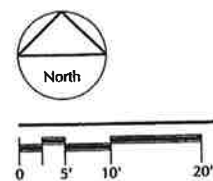
FULL SIZE SCALE

DRAWN BY TJM
DATE 06/03/2014
GEC FILE NO. 2-0813-275
SHEET NO.



Plan/Parking Facility Approval			
X CU		□ PUD(SIP)	□ PCD(SIP)
Address	4902 E Washington Ave		
Contact Person	Therese S. Clumant	Phone	241-0827
Zone	1812-Capitol	Date	3-21-01
Planning	R. Olson	Date	3-23-01
Traffic Engineering	M. E. J. Smith	Date	3/12/01
City Engineering	B. M. ...	Date	3/22/01
LDAP Fee	Drainage Fee	Designation Fee	Date Paid
Water		Date	
File		Date	3/22/01

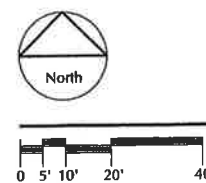
Existing Floor Plan



East Washington Avenue (North Frontage Road)

Site Layout Plan

Sapphire Ballroom
Madison, Wisconsin



COLOR SELECTIONS

Superior Product Chemistry has made *TOTAL WALL* finishes an industry benchmark for flexibility, durability and quality.

TOTAL WALL finishes exceed all industry performance standards, and are available in a variety of textures.



Over 30 years of proven performance & durability!

○ SOUTHWEST SELECTIONS ○

Pecos #3000	Abiquiu #3010	Adobe Brown #3020	Pueblo #3030	Suede #3040
Desert Lace #3050	Tumbleweed #3060	Sedona #3070	Paloma #3080	Mesa Del Sol #3090
San Antonio #3100	Torreon #3110	Luna #3120	Sandia #3130	Mesilla #3140
Alamo #3150	Amarilla #3160	Cimmaron #3170	Plum #3180	Sawyer #3190
Smoke #3200	Ole #3210	Basket Beige #3220	Khaki #3230	Snowmist #3240
Tanner #3250	Spectrum Brown #3260	Pebblestone Clay #3270	Total White #3280	Cairn #3290



PLAN EXAMINATION LETTER

PROJECT #: BLDNCC-2013-09911

Building Inspection Division

215 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703
608 266-4551 Fax 608 266-6522

RE: Occupancy: Assembly Grp. A2
Tenant: World Buffet
Owner:
Supervising Professional: Kent Fish
Square Feet: n/a

Date: 8/26/13

GENERAL ENGINEERING CO
916 SILVER LAKE DR
PORTAGE WI 53901

Project Location
4802 E WASHINGTON AVE

These plans have been reviewed for compliance with the important code requirements in Chapters SPS 361 through 366 of the Wisconsin Administrative Code.

The EXTERIOR ALTERATION plans are **CONDITIONALLY APPROVED**.

The plans have been reviewed for compliance with the code requirements set forth in Chapters SPS 361-366 of the rules of the Department of Safety and Professional Services. Construction may proceed subject to local regulations, but all items that are required to be changed by this letter must be corrected before commencing that part of the work. This plan has not been reviewed for compliance with Chapters SPS 382-386, the plumbing rules of the Department of Commerce. You are hereby advised that the owner as defined in Chapter 101.01(2)(e) of Wisconsin State Statutes is responsible for all code requirements not specifically cited herein. The building will be inspected during and after construction.

SPS 361.33 Evidence of Approval. The architect, professional engineer, designer, builder or owner shall keep, at the building, one set of plans bearing the stamp of approval.

THIS BUILDING HAS BEEN CLASSIFIED AS TYPE IIIA CONSTRUCTION.
This is a level 2 alteration.

CONDITIONS OF APPROVAL:

This building is in an Urban Design District all exterior changes need to be approved by the UDC prior to a permit being issued.
Contact Al Martin at 608-267-8740

PLANS FOR THE FOLLOWING SHALL BE SUBMITTED TO THIS OFFICE AND APPROVED PRIOR TO THE CONSTRUCTION OF THAT COMPONENT.

- Trusses Precast Concrete HVAC Other

Inspector(s): **Roger Schrader**

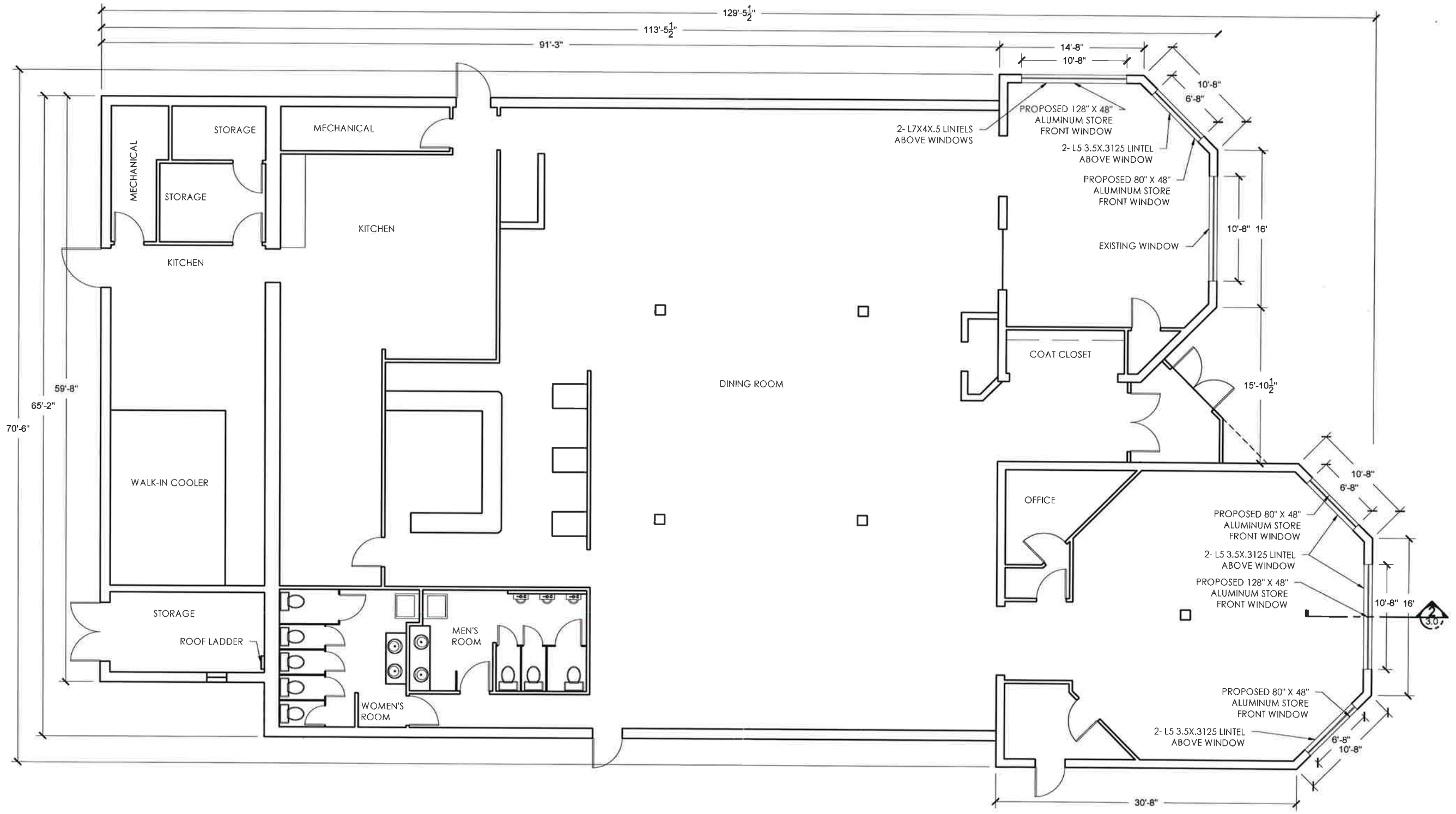
Phone: 266-4553

Reviewed By: **Mike Van Erem, Plan Examiner**

Phone: **266-4559**

Supervisor: **Harry Sulzer**

EXTERIOR
 BUILDING
 HEATING
Conc
APP
CITY C
[Signature]
SEE CO



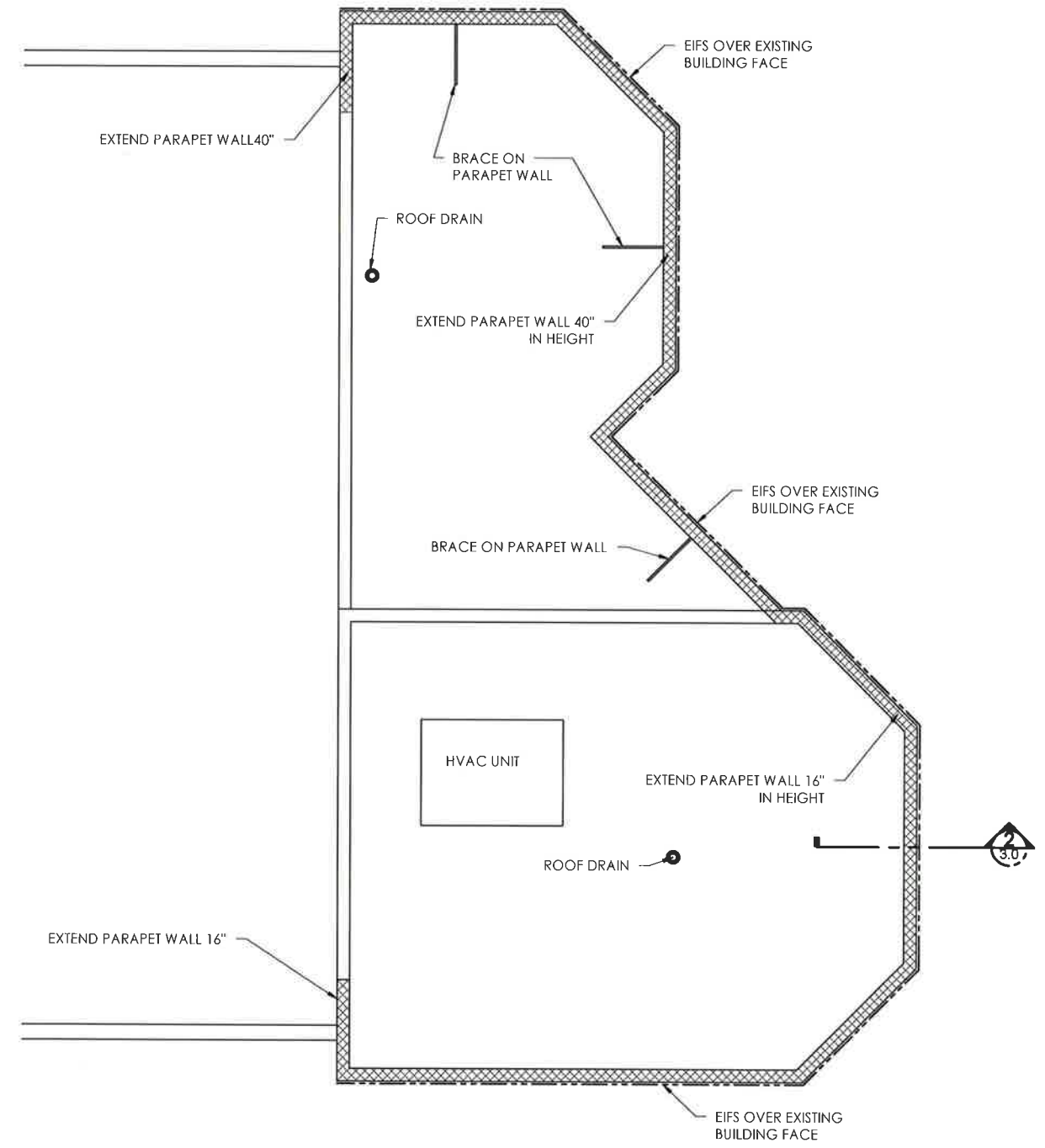
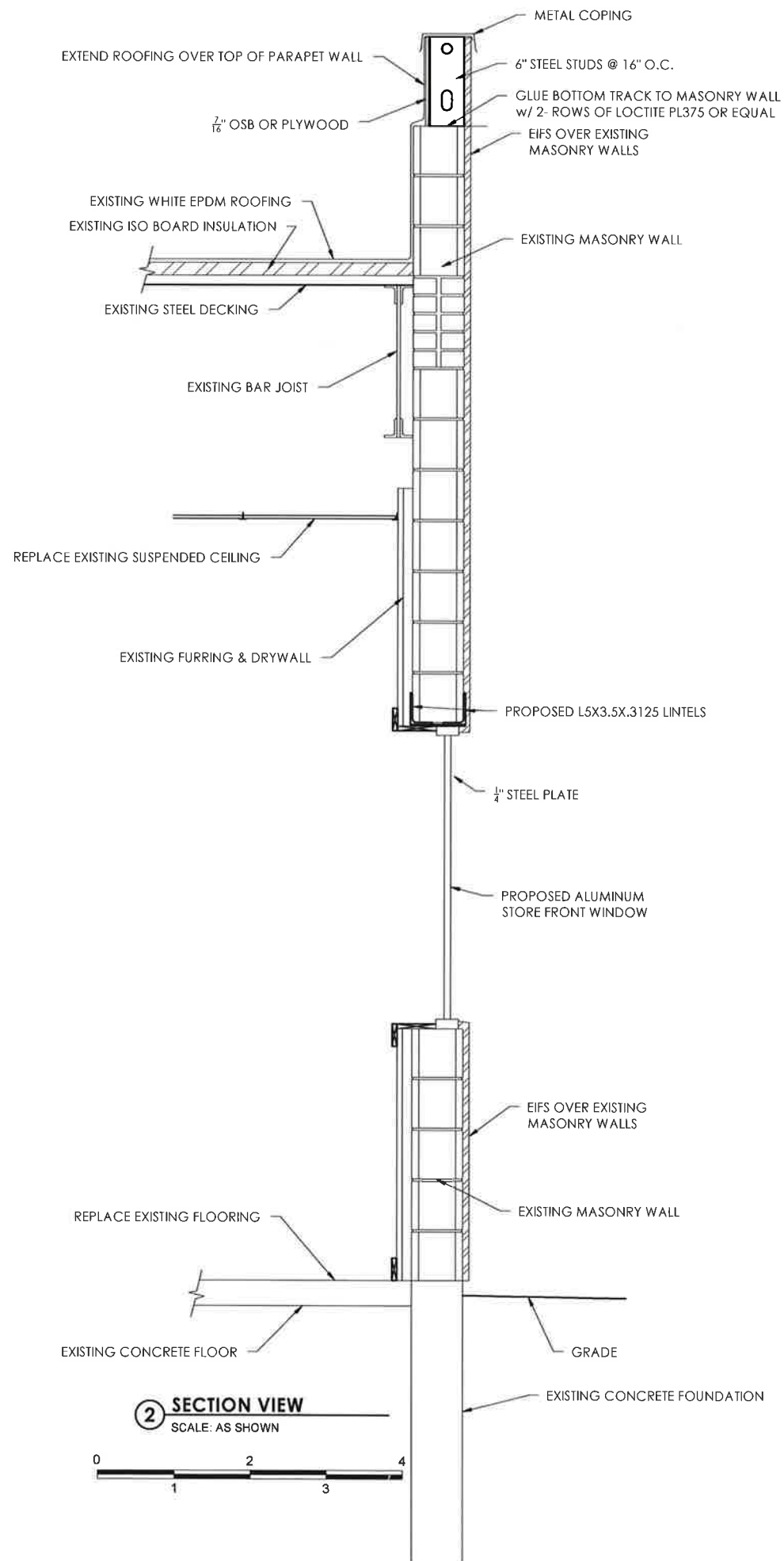
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FLOOR PLAN
WORLD BUFFET
 Lynn Properties
 City of Madison
 Dane County, WI

NO.	DATE	BY

SCALE

DRAWN BY **CJK**
 DATE **August 2013**
 GEC FILE NO. **2-1112-287**
 SHEET NO.



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PARAPET WALL & DETAILS
WORLD BUFFET
Lynn Properties
 City of Madison
 Dane County, WI

REVISIONS	NO	BY	DATE

SCALE
 DRAWN BY **CJK**
 DATE **August 2013**
 GEC FILE NO. **2-1112-287**
 SHEET NO.
3.0



① **SOUTH EAST ELEVATION**
SCALE: N.T.S.



② **SOUTH EAST ELEVATION**
SCALE: N.T.S.



③ **SOUTH WEST ELEVATION**
SCALE: N.T.S.



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ELEVATIONS
WORLD BUFFET
Lynn Properties

City of Madison
Dane County, WI

REVISIONS	NO.	BY	DATE

SCALE

DRAWN BY: CJK
DATE: August 2013
GEC FILE NO: 2-1112-267
SHEET NO:
4.0