

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

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_  
**Legistar #** \_\_\_\_\_

|                                  |  |
|----------------------------------|--|
| DATE SUBMITTED: <u>2/29/12</u>   | <b>Action Requested</b>  |
| UDC MEETING DATE: <u>3/21/12</u> | <input type="checkbox"/> Informational Presentation                      |
|                                  | <input type="checkbox"/> Initial Approval and/or Recommendation          |
|                                  | <input checked="" type="checkbox"/> Final Approval and/or Recommendation |

**PLEASE PRINT!**

**PLEASE PRINT!**

PROJECT ADDRESS: 12 N. Webster St

ALDERMANIC DISTRICT: 4 - Verveer

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
Urban Land Interests Ken Sautki Design, Inc.

CONTACT PERSON: Suzie Wiedmeyer

Address: 10 E. Doty St, Suite 300

Madison, WI 53703

Phone: (608) 251-0706

Fax: (608) 251-5572

E-mail address: swiedmeyer@uli.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 Land Interests



LANDSCAPE ARCHITECTS  
303 S. PATTERSON  
SUITE 101  
MADISON, WI 53703  
PHONE 608.261.3400  
FAX 608.261.3100  
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# 12 N. WEBSTER MADISON, WI

| Revisions |            |
|-----------|------------|
| Number    | Date       |
| 00        | XX-XX-20XX |

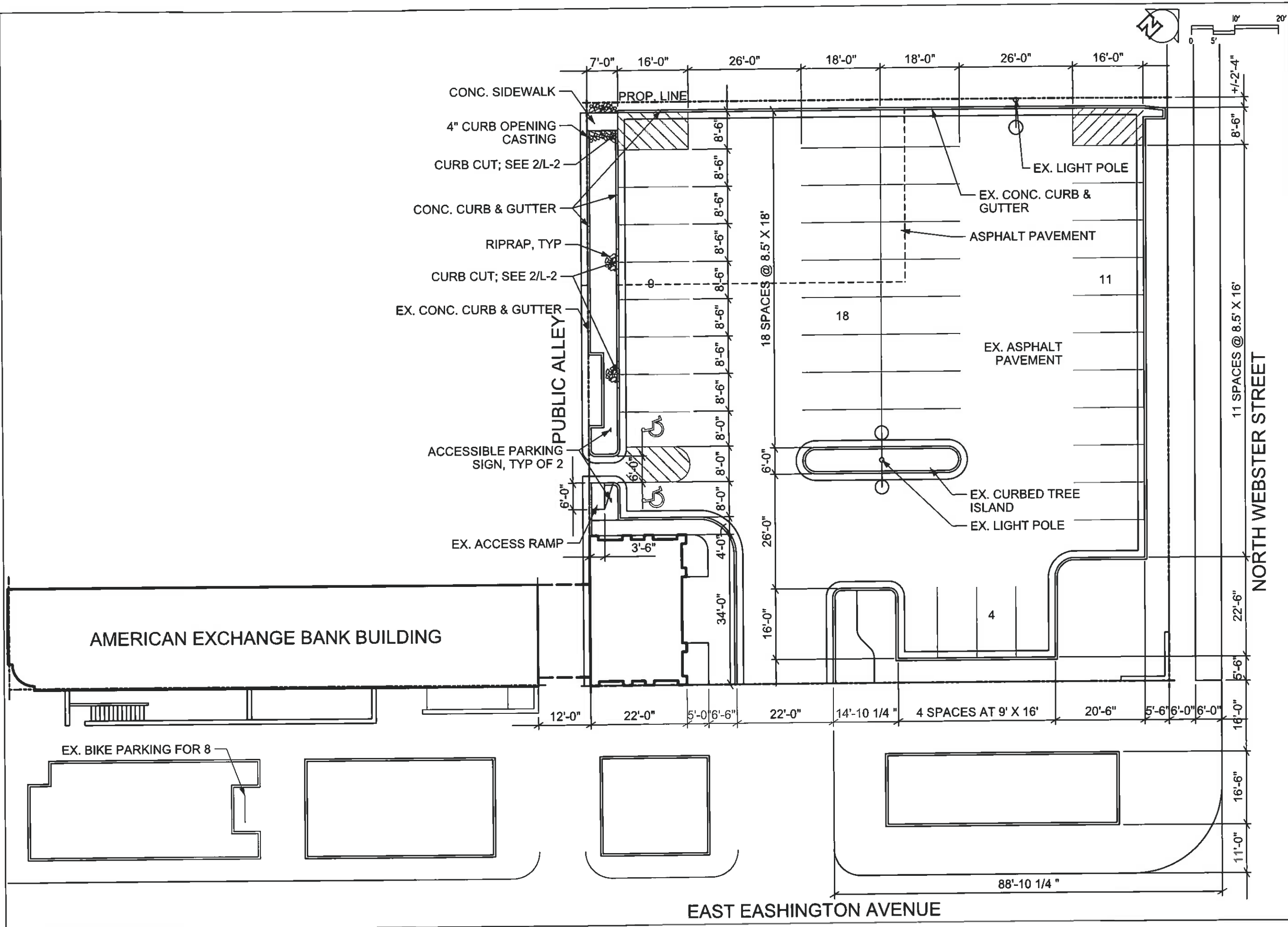
Sheet Title  
**LAYOUT PLAN**

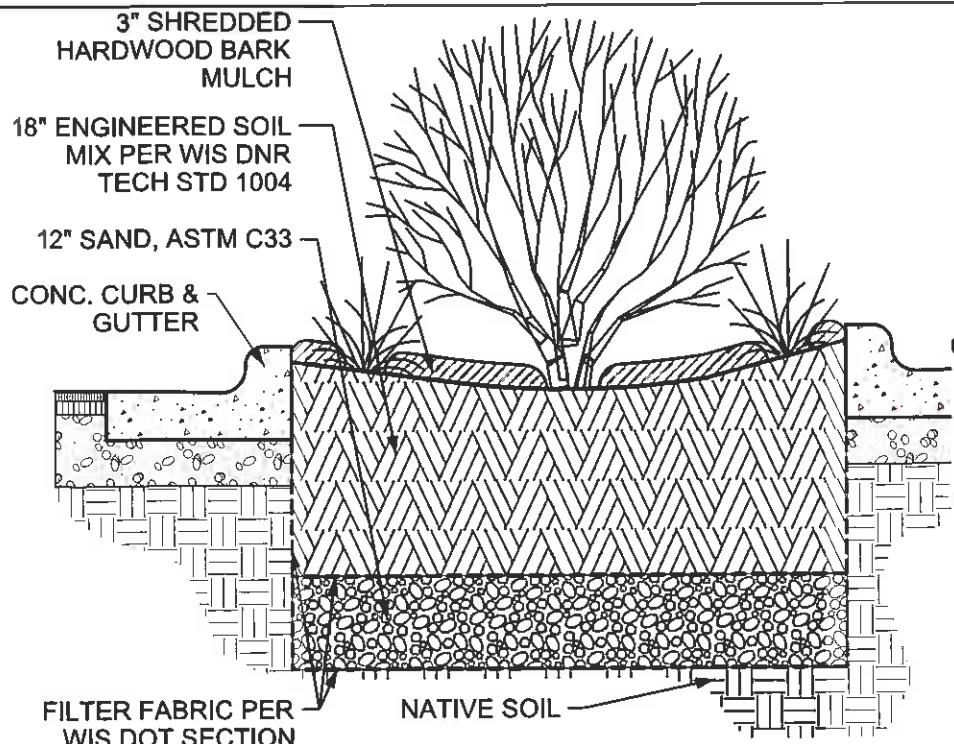
KSD Project No. 2012-003

Drawn By ARM

Date Issued 02-28-2012

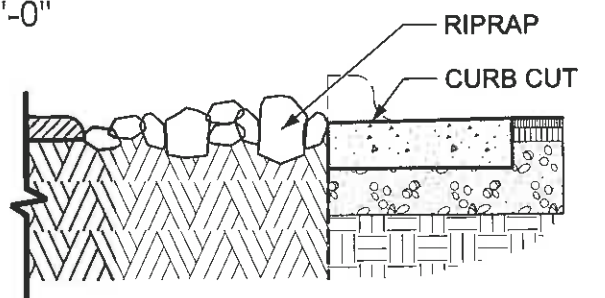
Sheet No. **L-1**





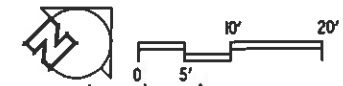
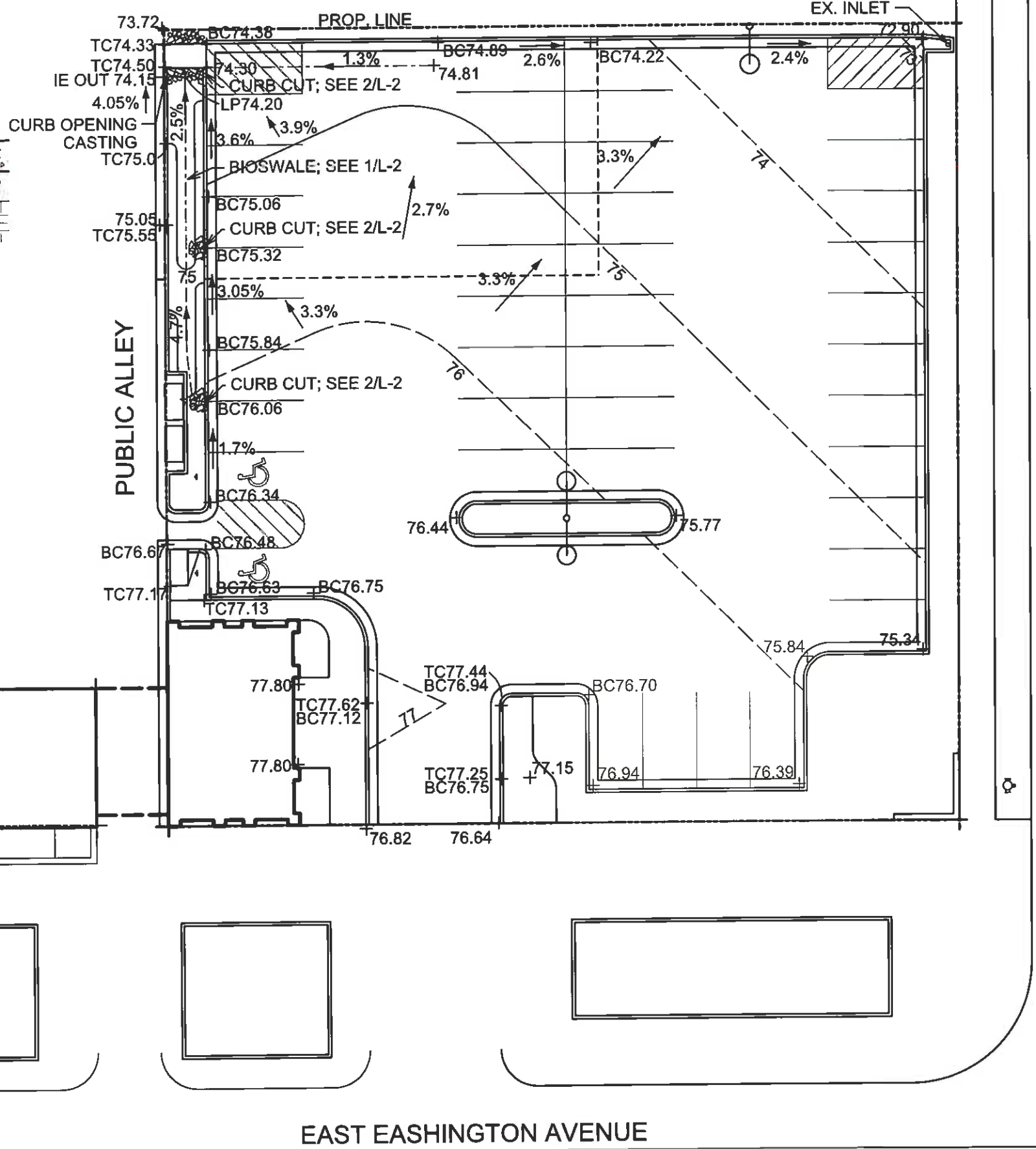
1 BIOSWALE DETAIL

L-2 1/2" = 1'-0"



2 CURB CUT DETAIL

L-2 1/2" = 1'-0"



Urban Land Interests

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**12 N. WEBSTER**  
**MADISON, WI**

| Revisions |            |
|-----------|------------|
| Number    | Date       |
| 00        | XX-XX-20XX |

Sheet Title  
**GRADING PLAN**

KSD Project No. 2012-003

Drawn By ARM

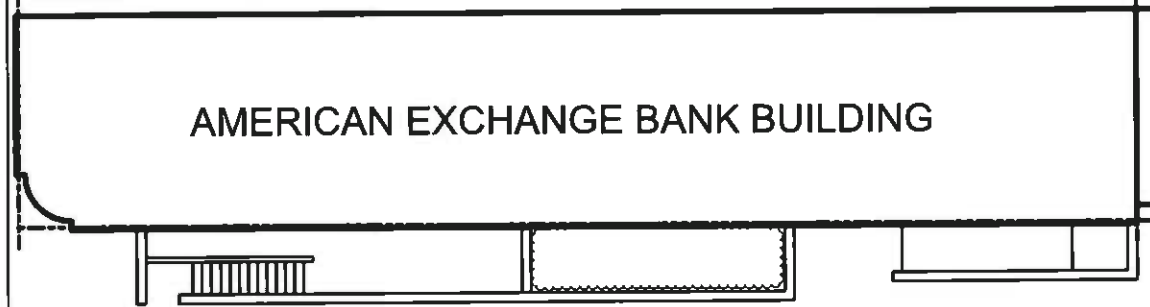
Date Issued 02-28-2012

Sheet No. **L-2**

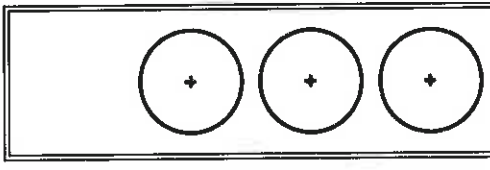
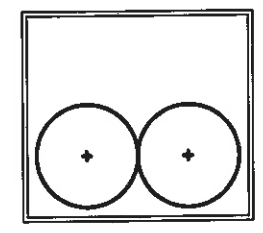
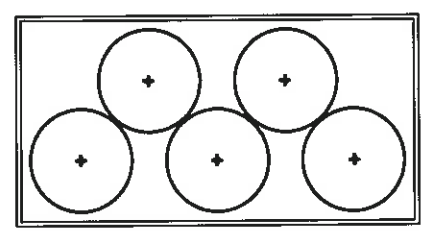
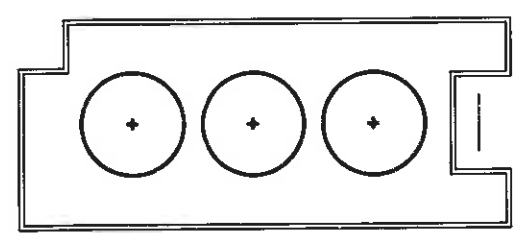
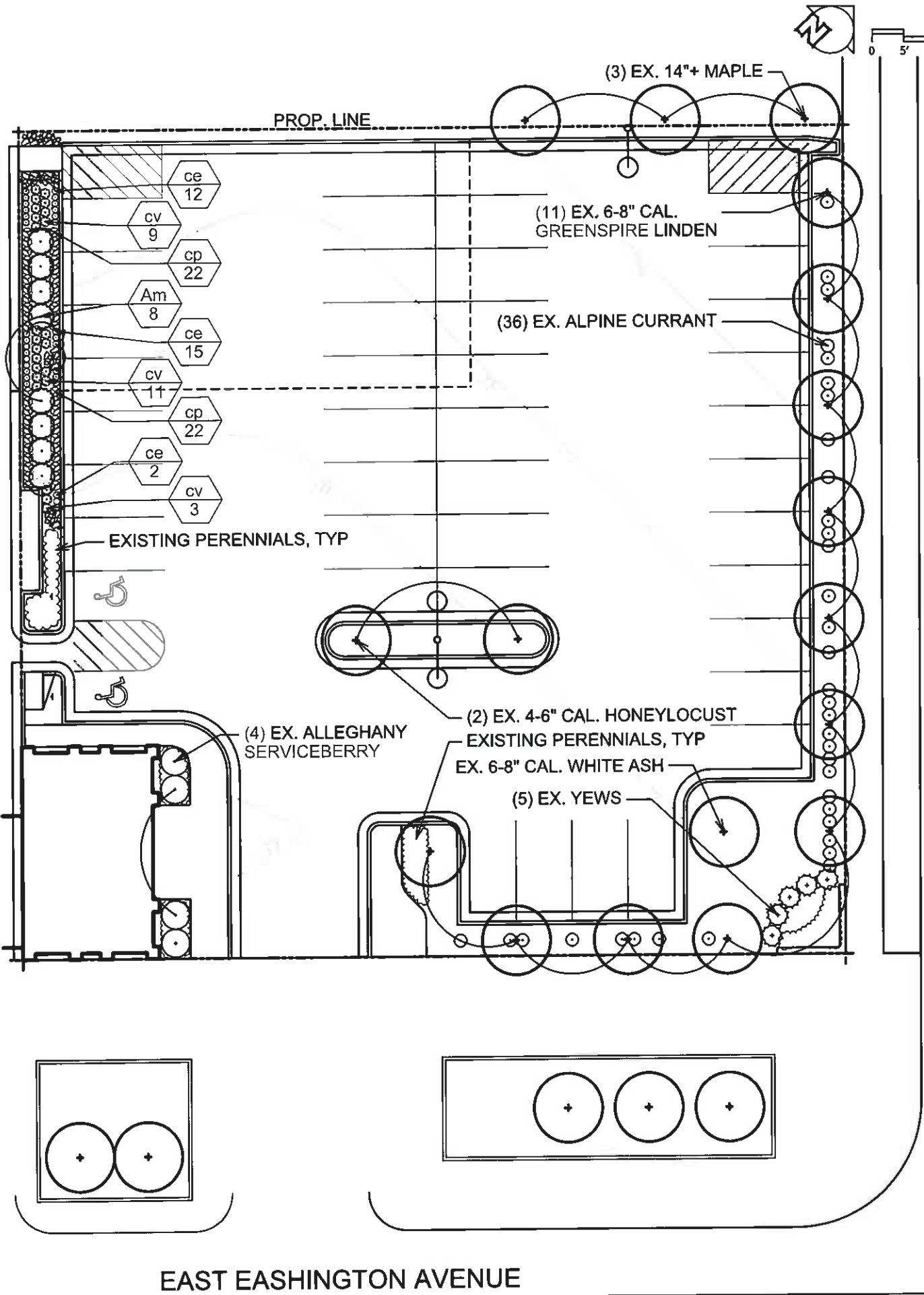
| Plant List                             | Botanical Name                    | Common Name      | Quantity | Size   | Spec  | Comments         | Mature Size            |
|--|-----------------------------------|------------------|----------|--------|-------|------------------|------------------------|
| <b>Deciduous Shrubs</b>                |                                   |                  |          |        |       |                  |                        |
| Am                                     | <i>Aronia melanocarpa 'Elata'</i> | Black Chokeberry | 8        | 5 gal. | Cont. | Space 4'-0" o.c. | 4-6' ht x 4-6' sp      |
| <b>Perennials/Grasses/Groundcovers</b> |                                   |                  |          |        |       |                  |                        |
| ce                                     | <i>Carex eburnea</i>              | Ivory Sedge      | 29       | 4"     | Cont. | Space 12" o.c.   | 0.5-1' ht x 0.5'-1' sp |
| cp                                     | <i>Carex pensylvanica</i>         | Penn Sedge       | 44       | 4"     | Cont. | Space 18" o.c.   | 8-12" ht x 1-2' sp     |
| cv                                     | <i>Carex vulpinoidea</i>          | Brown Fox Sedge  | 23       | 4"     | Cont. | Space 18" o.c.   | 1-3' ht x 1-2' sp      |

| City of Madison - Landscape Worksheet                    |     |
|--|-----|
| Number of Parking Stalls                                 | 42  |
| Total Sq. Footage of Storage Area                        | -   |
| Number of Canopy Shade Trees Required - 2" - 2 1/2" cal. | 3   |
| No. of Landscape Points Required                         | 201 |
| Points for Loading Area Required                         | 0   |
| Number of Points Required                                | 201 |

| Element  | Point Value | Quantity | Credits         |        |     |
|--|-------------|----------|-----------------|--------|-----|
|  |             |          | Points Achieved | Points |     |
| Canopy Tree: 2" - 2 1/2"   | 35          |          | 0               | 11     | 385 |
| Deciduous Shrub  | 2           | 8        | 16              | 40     | 80  |
| Evergreen Shrub  | 3           |          | 0               | 5      | 15  |
| Decorative Wall or Fence (per 10 L.F.)                               | 5           |          | 0               |        | 0   |
| Earth Berm (per 10 L.F.)   |             |          |                 |        | 0   |
| Avg. Height 30"  | 5           |          | 0               |        | 0   |
| Avg. Height 15"  | 2           |          | 0               |        | 0   |
| Evergreen Trees 3' height minimum                                    | 15          |          | 0               |        | 0   |
| Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn) | 15          |          | 0               |        | 0   |
| Sub-Totals   |             |          | 16              |        | 480 |
|  |             |          | Total Points    |        | 496 |



PUBLIC ALLEY



Urban Land Interests

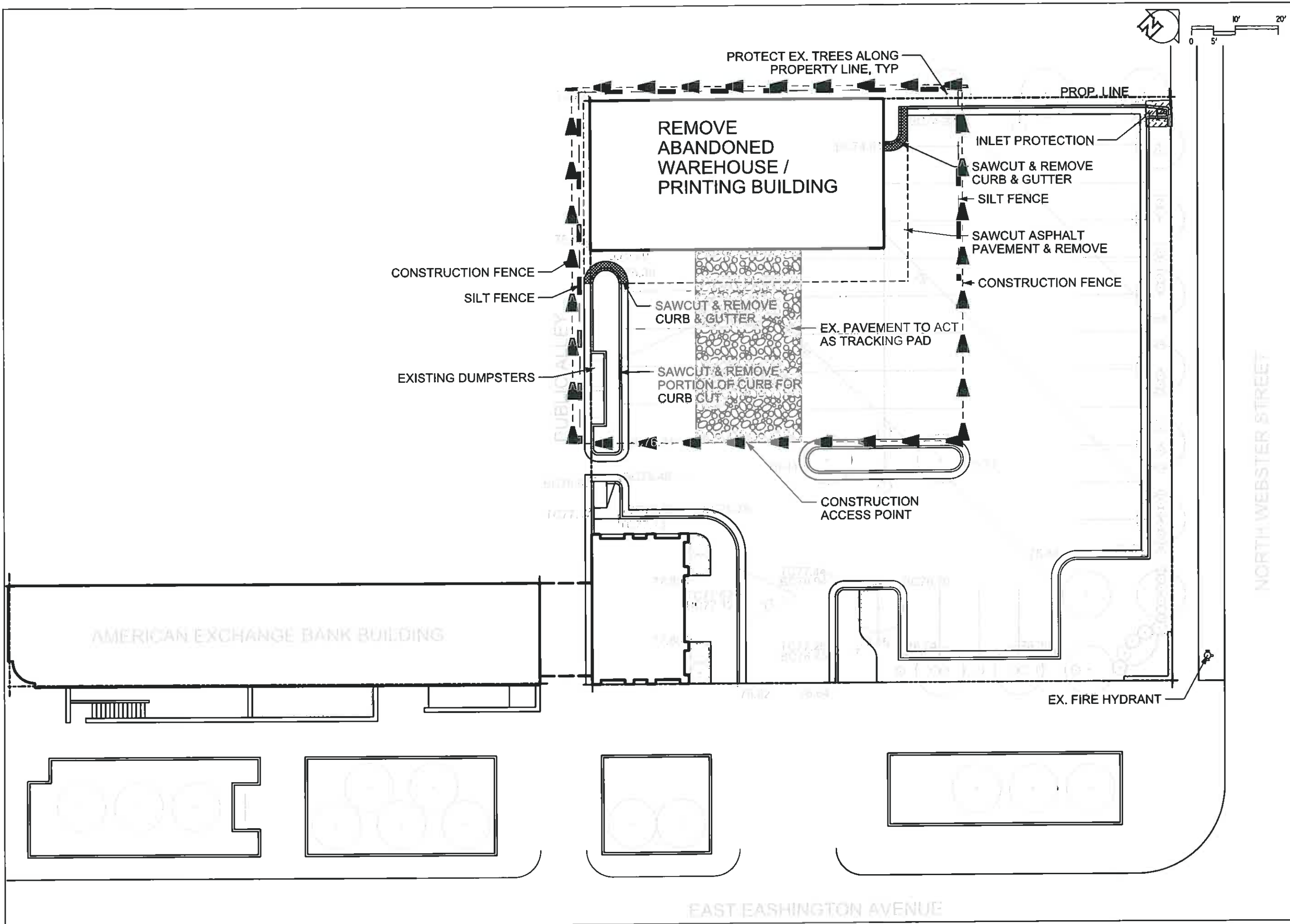
KEN SAIKI  
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12 N. WEBSTER  
MADISON, WI

| Revisions |            |
|-----------|------------|
| Number    | Date       |
| 00        | XX-XX-20XX |

Sheet Title  
**PLANTING PLAN**

KSD Project No. 2012-003  
 Drawn By ARM  
 Date Issued 02-28-2012  
 Sheet No. **L-3**



Urban Land Interests



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LANDSCAPE ARCHITECTS

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# 12 N. WEBSTER

## MADISON, WI

| Revisions |            |
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| Number    | Date       |
| 00        | XX-XX-20XX |

Sheet Title  
**SITE PREP & EROSION CONTROL**

|                 |            |
|-----------------|------------|
| KSD Project No. | 2012-003   |
| Drawn By        | ARM        |
| Date Issued     | 02-28-2012 |
| Sheet No.       | L-0        |



# Block 101 Aerial View



*Blind Warehouse Outlined in Orange*



# 12 North Webster Street Blind Warehouse Building



*View from E. Washington Parking Lot Entrance*



# Building Interior



*Stairwell from 1<sup>st</sup> to 2<sup>nd</sup> Floor*



*View from Stairwell – Exposed Roof*



# Building Interior



*First Floor Views*





# Building Interior

*Second Floor Views*



*Basement*



# Current Parking Lot Screening



*View from E. Wash and Webster*



*View from E. Wash  
Southeastern side of Warehouse*

# Current Parking Lot Screening

*View from US Bank Drive Thru  
(North Side of Warehouse)*



**Proposed Bio-swale**



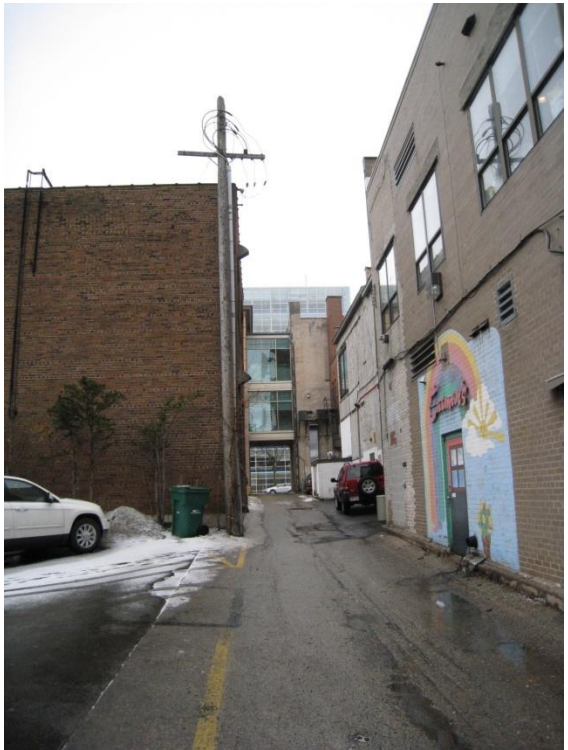
*Alley to the Southwest of Warehouse*





# Views of Neighboring Buildings

*NW Exposure of Warehouse and Alley*



**Exterior of 7 N. Pinckney**



*NE and SE Exposure of Warehouse*





## Urban Land Interests

February 29, 2012

Urban Design Commission  
215 Martin Luther King Jr. Blvd; Room LL-110  
City-County Building  
Madison WI 53703-3345

Re: Demolition Permit for 12 North Webster Street Letter of Intent

Urban Land Interests ("ULI") would like to raze the former Blied Printing warehouse structure at 12 North Webster Street. The two-story, 6,732 square foot warehouse building was purchased by Brad Binkowski and Tom Neujahr in 1993 as part of a larger parcel that included the historic American Exchange Bank building. The Blied warehouse occupies a central portion of the site of a major future mixed use project and is not intended to be incorporated into the redevelopment. For many years, the building was used only for occasional storage. It no longer functions as a storage facility due to its physical condition. Since the warehouse is not part of the long term plan for this site, and since the cost to make repairs would far exceed its value as a storage facility, ULI wishes to remove the structure. This warehouse was built in 1929 but does not reside in a historic overlay district. Neither is it separately listed as a landmark. The Landmarks Commission concluded at its January 9 meeting that there is "no known historic interest in the building."

The warehouse parcel is currently zoned as C2 Commercial. The structure sits at the back corner of a 36-stall surface parking lot, owned by One North Pinckney Associates Limited Partnership, owner of the American Exchange Bank building. ULI is seeking the approval to demolish the existing Blied warehouse structure in order to expand the surface parking lot by six stalls (to 42) to better serve its growing tenant base in neighboring buildings. One North Pinckney Associates purchased the building at 7 North Pinckney Street on February 15, 2012. The number one complaint of tenants in 7 North Pinckney is that they have no parking. The six additional parking spaces that can be created on the Blied warehouse footprint (2,244 square feet) would be directly accessible through the back door of 7 North Pinckney. In addition, Urban Land Interests has entered into a contract to purchase the Capitol Hill Apartments property located at 24 North Webster Street, which recently suffered a catastrophic fire. ULI intends to restore the building to contain 23 rental apartments and approximately 4,000 square feet of ground floor retail space. This building likewise has no parking to support its tenants. Increasing the surface parking available in the American Exchange parking lot will have an important and positive impact on the redevelopment potential of 24 North Webster and on leasing the space that is currently available in 7 North Pinckney.

An asbestos inspection of the Blied warehouse was completed by A & A Environmental, Inc. on January 27, 2012. Contingent upon city approval, ULI intends to contract with Robinson Brothers to demolish the structure following asbestos abatement and to backfill the basement prior to the installation of parking




## Urban Land Interests

by others. Robinson Brothers estimates project completion five weeks after permit issuance. Ken Saiki Design has been hired to design the new parking layout and landscape plan. Pending final approval, ULI estimates project completion by the end of May, 2012, weather permitting.

Included in this submittal are site and aerial photos of the building and parking lot. These photos demonstrate how heavily screened the parking lot is with mature trees and other landscaping. ULI has carefully considered the Department of Planning suggestion that it add a small green space in place of the warehouse. ULI's tenants already enjoy the abundant green space of the Capitol Square. Any landscaping of the Blied site would scarcely be noticeable from either North Webster Street or East Washington Avenue. Ken Saiki's proposed site plan incorporates a bio-swale to manage storm water and provides additional screening along the alley. There is a real and compelling need for additional parking in this block. The proposed bio-swale will dramatically improve the storm water management at the west corner of the lot.

The current surface parking lot and the proposed additional six spaces created by this demolition would be an important short term parking accommodation until a comprehensive redevelopment plan for the southeast end of this block becomes feasible. Removing this vacant structure and providing more parking, as proposed by this application, would have an immediate positive effect on neighboring businesses and residents.

Sincerely,



Julie Wiedmeyer  
Urban Land Interests