

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>10 June 2009</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>17 June 2009</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: outparcel at NE corner of West Towne Mall (no address assigned yet)
ALDERMANIC DISTRICT: 9 (Paul Skidmore) 66 West Towne Mall
Madison, WI 53719

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
CBL Properties, Inc. Ka, Inc. - Christine A. Meske, ASLA
CBL Center, 2030 Hamilton Pl. #500 1468 W. 9th St. #600
Chattanooga, TN 37421 Cleveland, OH 44113

CONTACT PERSON: Chris Meske
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- 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) (Project is zoned C3L)
 - 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.

Proposed Retail Development at West Towne Mall 2.529 Acres Zone: C3L

Informal Presentation to the Urban Design Commission
June 17, 2009



Location Map
(Not to Scale)

On behalf of CBL & Associates Properties, it is **ka** Incorporated's pleasure to present to the Urban Design Commission of the City of Madison our design for a proposed 6,000 square foot retail development. Located on the site of the existing West Towne Mall, the property sits at the prominent corner of Mineral Point Road and Gammon Road. The building will be occupied by two up-and-coming tenants who have been expanding their presence to the national level. Smashburger, a sleek, fast casual restaurant named for the unique way they prepare their burgers, will bring their novel dining concept to the north side of the development in a 2,000 s.f. space, with an outdoor dining patio facing Mineral Point Road. Stanton Optical, a provider of full-service eye care and made-on-site eyewear products will occupy a 4,000 s.f. space next door.

The building will enjoy high visibility from multiple directions. Traffic generated from the West Beltline Highway to the south, existing shopping and dining at West Towne Mall, and by the upcoming arrival of a Longhorn Steakhouse on the same parcel make the site ideal for the success of the proposed tenants. The intent of the design is to bring together the unique architectural styles of each into a single building that is attractive and suitable for its context.

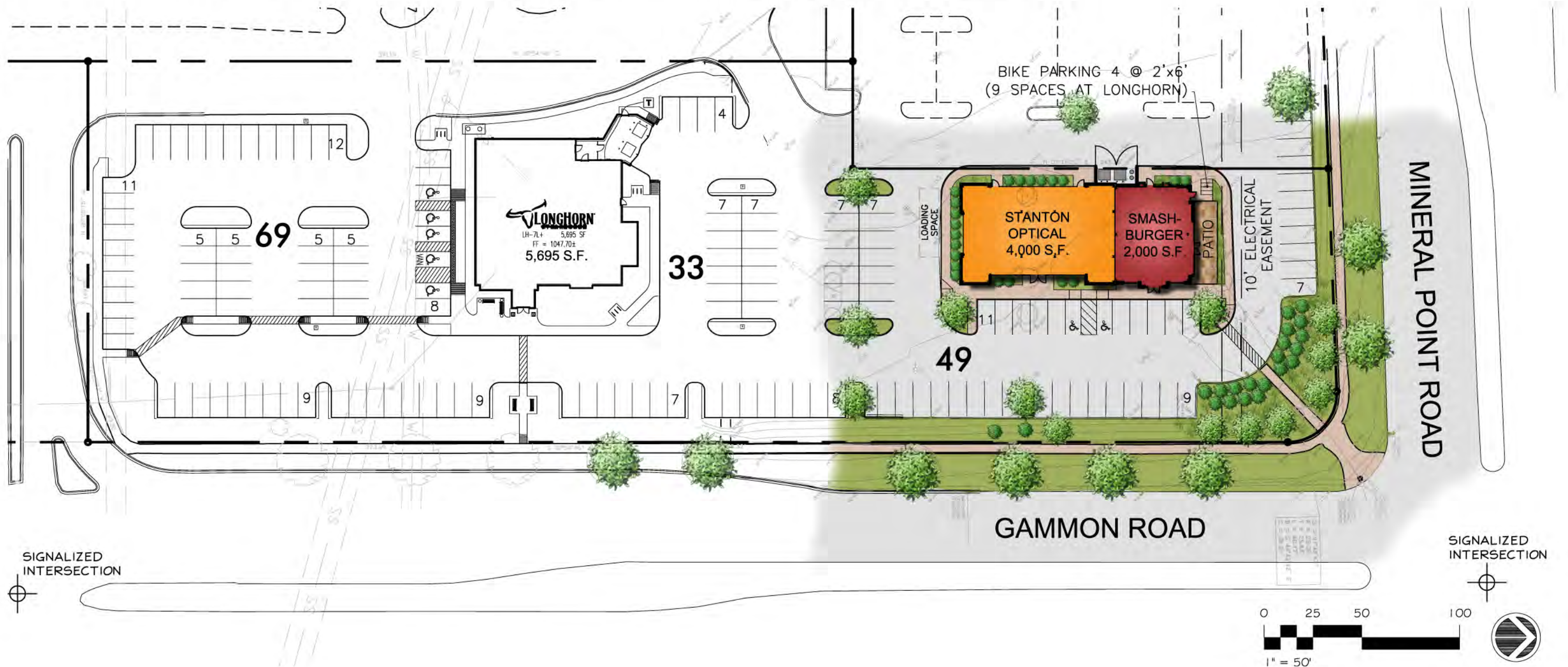
Location Map and Narrative

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SITE ZONING: C3L (COMMERCIAL SERVICE DISTRIBUTION DISTRICT)
SITE AREA: 2.529 Ac. (110,163 SF)
FLOOR AREA: 4,000 SF STANTON OPTICAL (RETAIL)
 2,000 SF SMASHBURGER (RESTAURANT)
 5,695 SF LONGHORN (RESTAURANT)
 11,695 SF TOTAL
F.A.R.: .1069 (< 3.0) (11,695 SF / 110,163 SF)

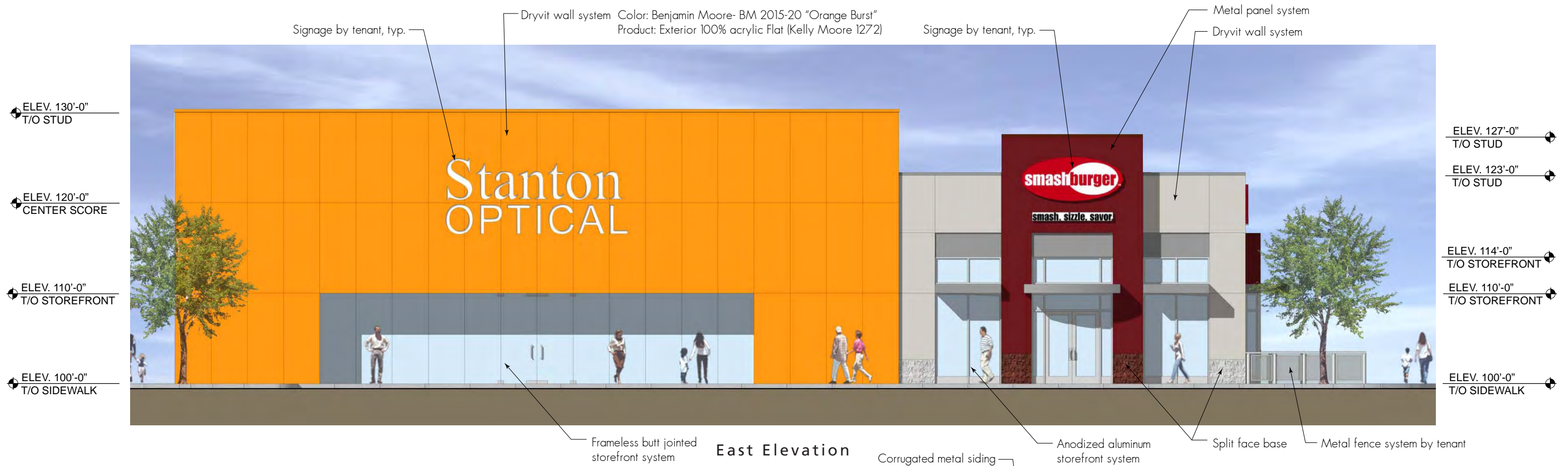
BUILDING HT: 30 FEET (3 STORY/40 FEET MAX.)
PARKING: 14 SPACES STANTON OPTICAL (4,000 SF RETAIL @ 1/300 SF)
 28 SPACES SMASHBURGER (92 SEATS @ 30% SEATING CAP.)
 83 SPACES LONGHORN (276 SEATS @ 30% SEATING CAP.)
 125 SPACES TOTAL REQUIRED
 151 SPACES PROVIDED
BIKE PARKING: 13 BIKE SPACES (125 CARS @ 1 BIKE/10 CARS)

LOADING SPACES: 1 10'x35' SPACE REQUIRED (5,000 TO 10,000 GROSS SF)
TREE ISLANDS: 2065 SF REQUIRED (3% OF 68,820 SF)
 2943 SF PROVIDED



Site Plan

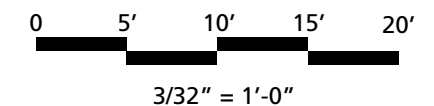
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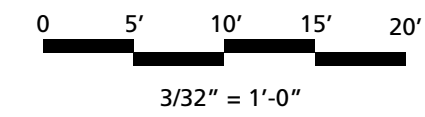
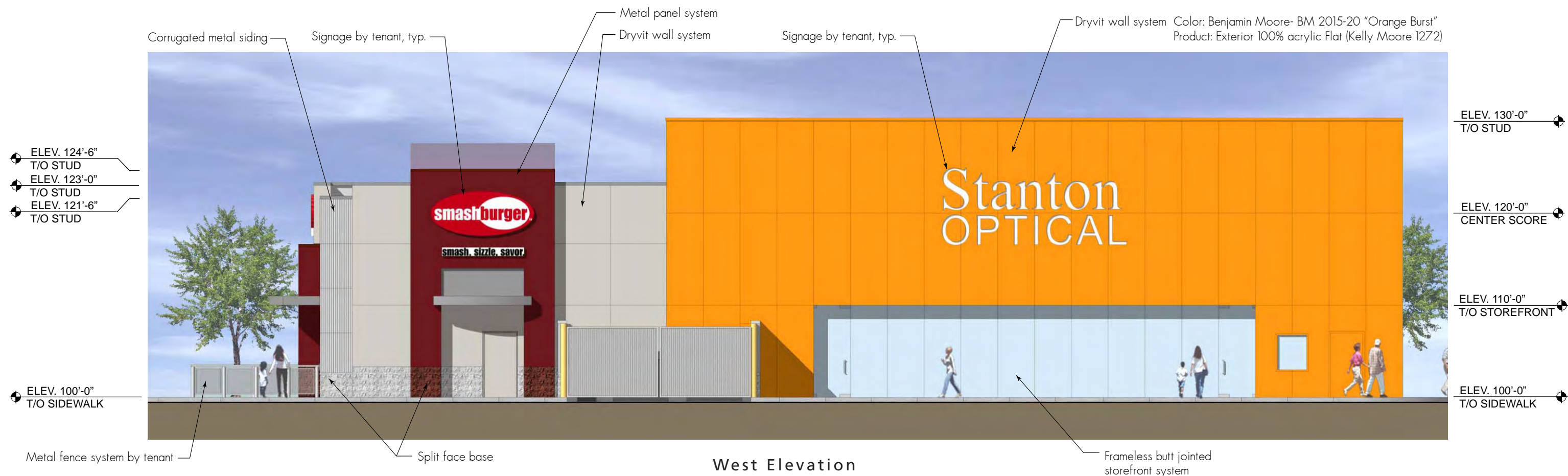
East Elevation



North Elevation



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Northeast



North



Northwest



Southwest

Perspectives

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