



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>9-15-15</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>10-7-15</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 1801 EAST WASHINGTON UDD NO. 8
Project Title (if any): _____

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

AGENDA ITEM #	_____
LEGISTAR #	<u>40143</u>
ALD. DIST.	<u>6</u>

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: MICHAEL J. CAMPBELL
Street Address: 5887 CLEARIDGE DRIVE NE
Telephone: (678) 485-3672 Fax: ()

Company: CAMPBELL CAPITAL GROUP, LLC
City/State: SANDY SPRING, GA Zip: 30328
Email: MCAMPBELL@ICloud.COM

Project Contact Person: SAME AS ABOVE
Street Address: _____
Telephone: () Fax: ()

Company: _____
City/State: _____ Zip: _____
Email: _____

Project Owner (if not applicant): _____
Street Address: _____
Telephone: () Fax: ()

City/State: _____ Zip: _____
Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on various emails throughout August 2015.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant CAMPBELL CAPITAL GROUP, LLC

Relationship to Property BUYER

Authorized Signature [Signature]

Date 9-15-15

CITY OF MADISON

SEP 16 2015
10:40 A.M.
Planning & Community
& Economic Development

Project Data		Marling Lumber Property, Madison Wisconsin								Unit Totals			
Unit Description										09/15/15			
Name	Description	Heated S.F.	Unheated S.F.	Gross S.F.	Building 1				Total	Unit %	Net S.F.	Gross S.F.	
Number of Residential Stories					1	2	3	4					
S1	1BR/1BA	560	60	620	11	11	13	13	48	20.69%	26,880	29,760	
A1	1BR/1BA	657	67	724	9	14	11	8	42	18.10%	27,594	30,408	
A2	1BR/1BA	665	55	720	2	3			5	2.16%	3,325	3,600	
A3	1BR/1BA	730	69	799	6	6	4	4	20	8.62%	14,600	15,980	
A4	1BR/1BA	788	76	864	2	2	5	5	14	6.03%	11,032	12,096	
A5	1BR/1BA/ DEN	960	76	1036	4	6	6	6	22	9.48%	21,120	22,792	
One Bedroom Totals					34	42	39	36	151	65.09%			
B1	2BR/1BA	941	61	1002	3	5	3	3	14	6.03%	13,174	14,028	
B2	2BR/1BA	955	135	1090	2	3	3		8	3.45%	7,640	8,720	
B3	2BR/2BA	1013	86	1099	6	8	6	6	26	11.21%	26,338	28,574	
B4	2BR/2BA	1131	139	1270	4	4			8	3.45%	9,048	10,160	
BX	2BR/2BA	1148	134	1282				1	1	0.43%	1,148	1,282	
B5	2BR/2BA	1194	67	1261	3	5	3	3	14	6.03%	16,716	17,654	
B6	2BR/2BA	1125	99	1224	3	3	1		7	3.02%	7,875	8,568	
Two Bedroom Totals					21	28	16	13	78	33.62%			
C1	3BR/3BA	1451	139	1590	1	2			3	1.29%	4,353	4,770	
Three Bedroom Totals					1	2	0	0	3	1.29%			
					Grand Totals				Total	Unit %	Net S.F.	Gross S.F.	
Average Unit					56	72	55	49	232	100.00%	190,843	208,392	





2 River Elevation
Scale: 1/32" = 1'-0"

Elevation



1 East Washington Elevation
Scale: 1/32" = 1'-0"

Elevation



3 East Main St. Enlarged Elevation
Scale: 1/32" = 1'-0"

Elevation



2 East Main St. Enlarged Elevation
Scale: 1/32" = 1'-0"

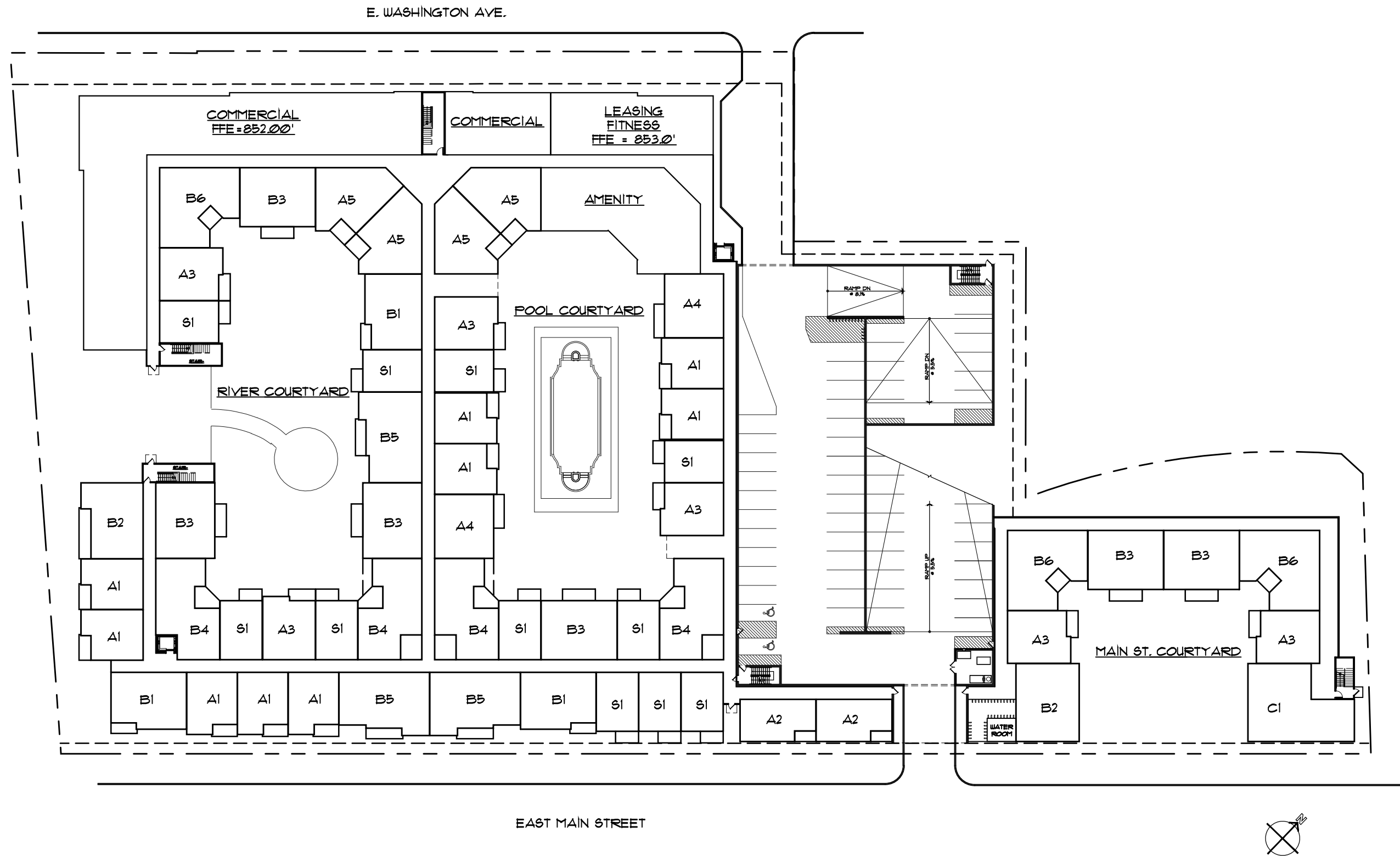
Elevation



1 East Main St. Elevation
Scale: 1" = 50'-0"

Elevation





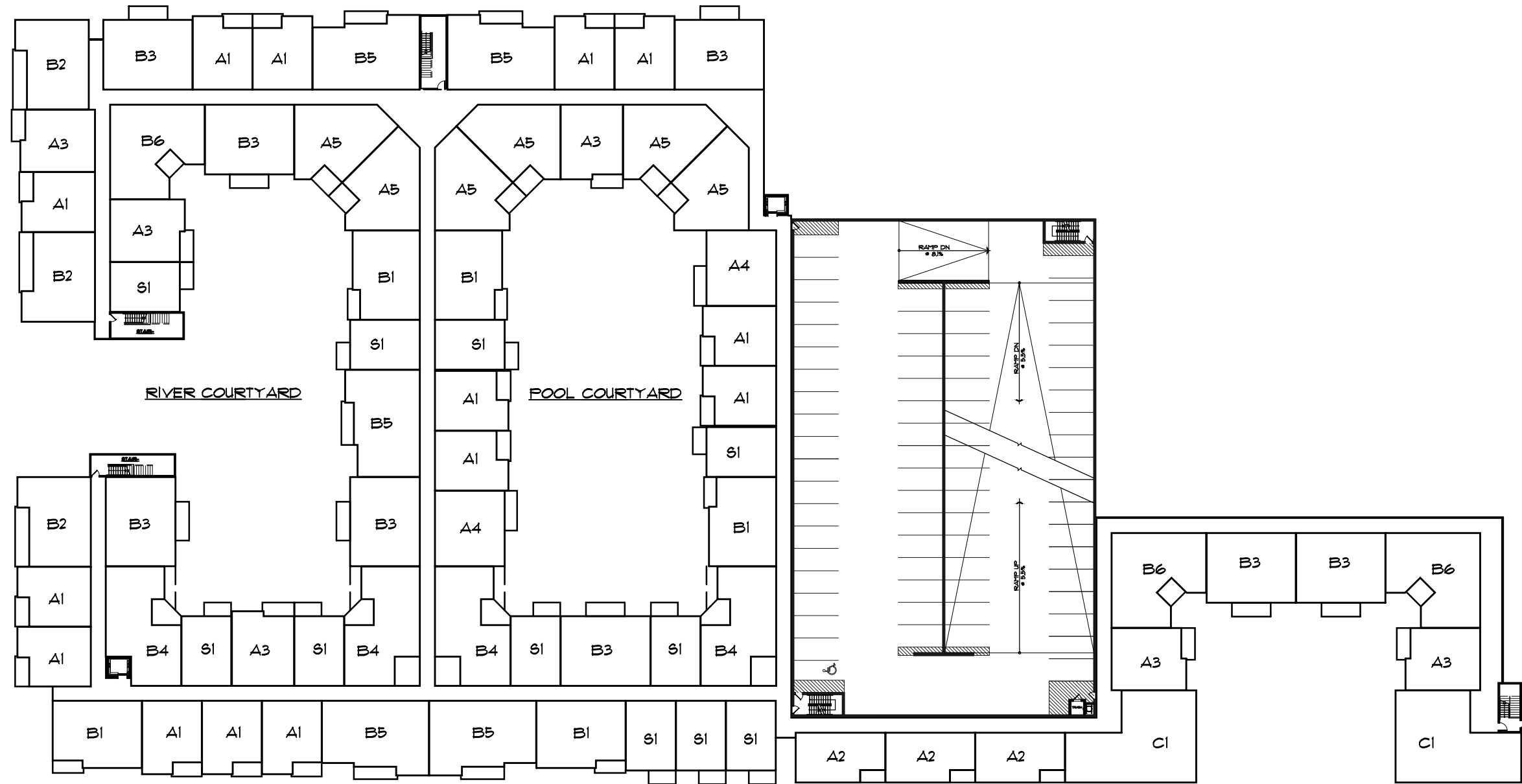
1 Building Plan - Level 1

Scale: 1" = 50'



Plan



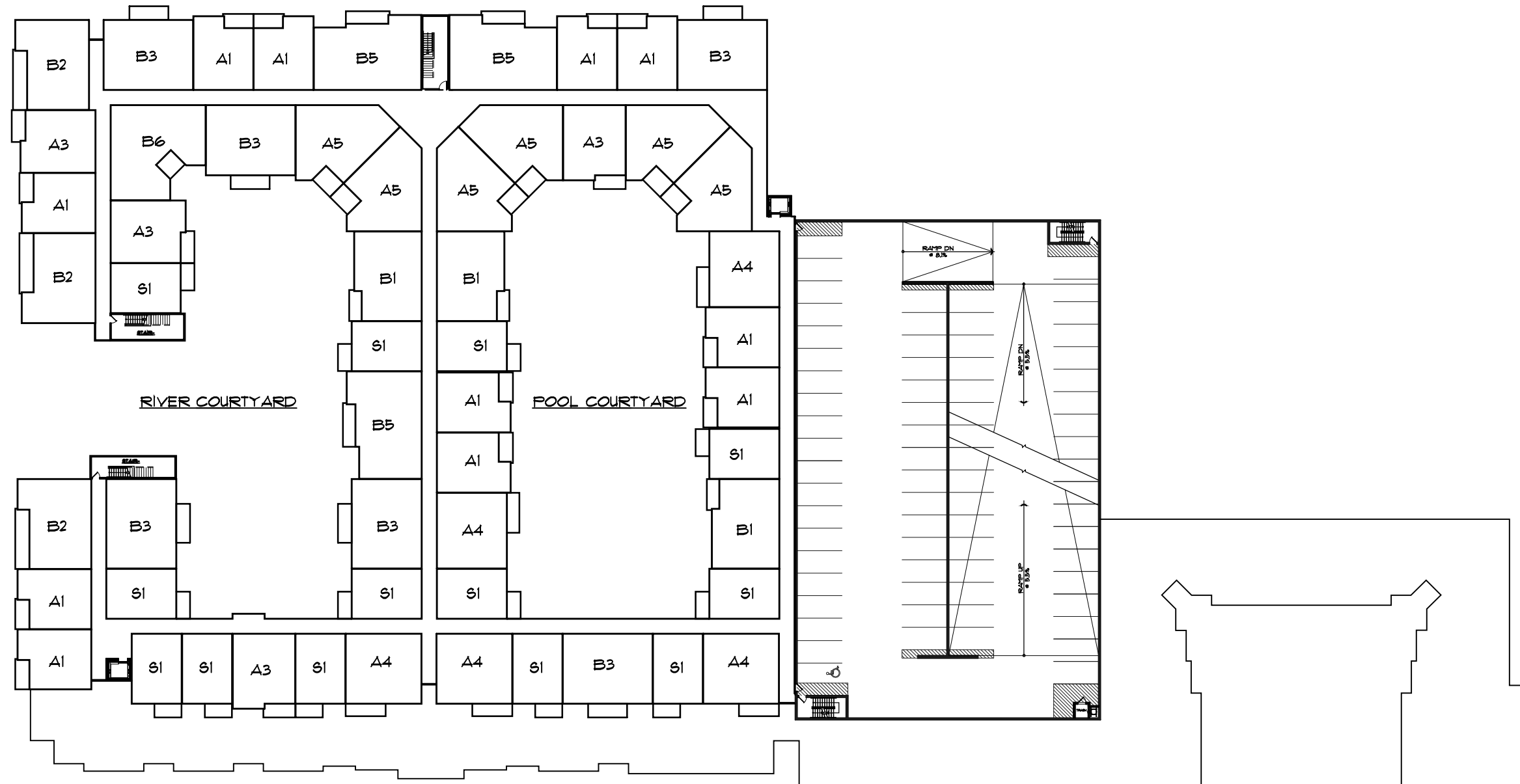


1 Building Plan - Level 2
Scale: 1" = 50'



Plan



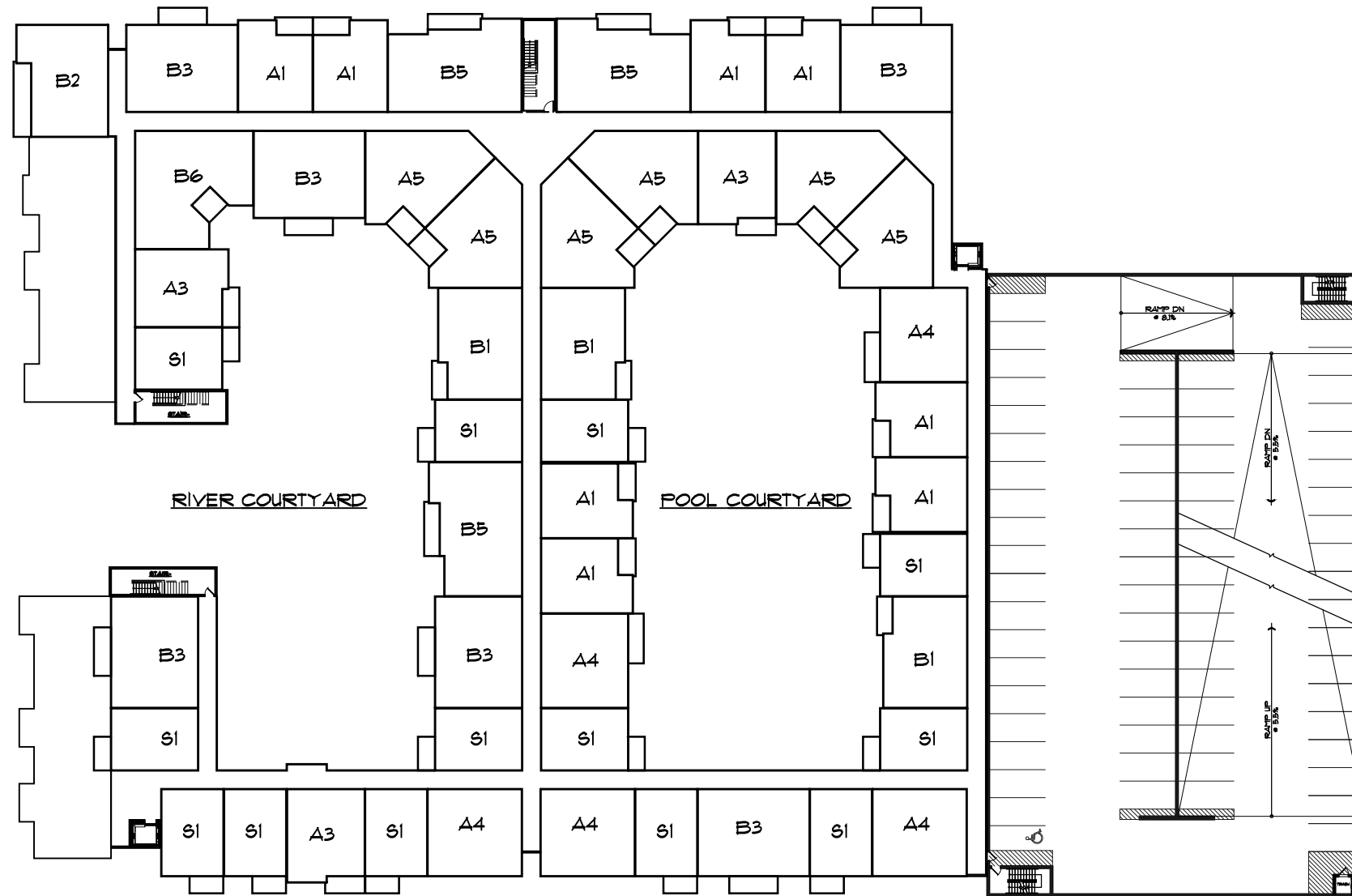


1 Building Plan - Level 3
Scale: 1" = 50'



Plan



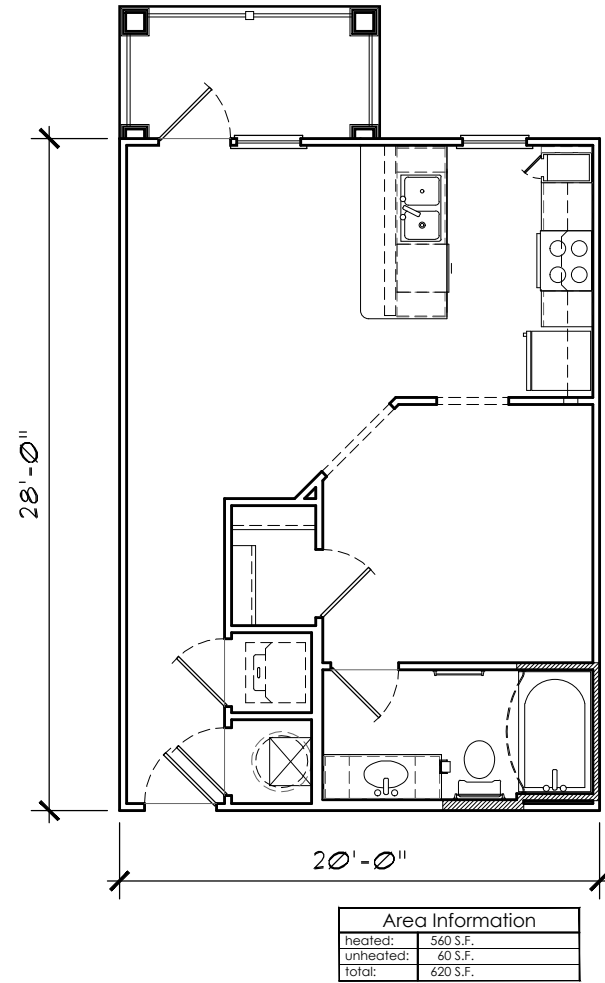


1 Building Plan - Level 4
Scale: 1" = 50'

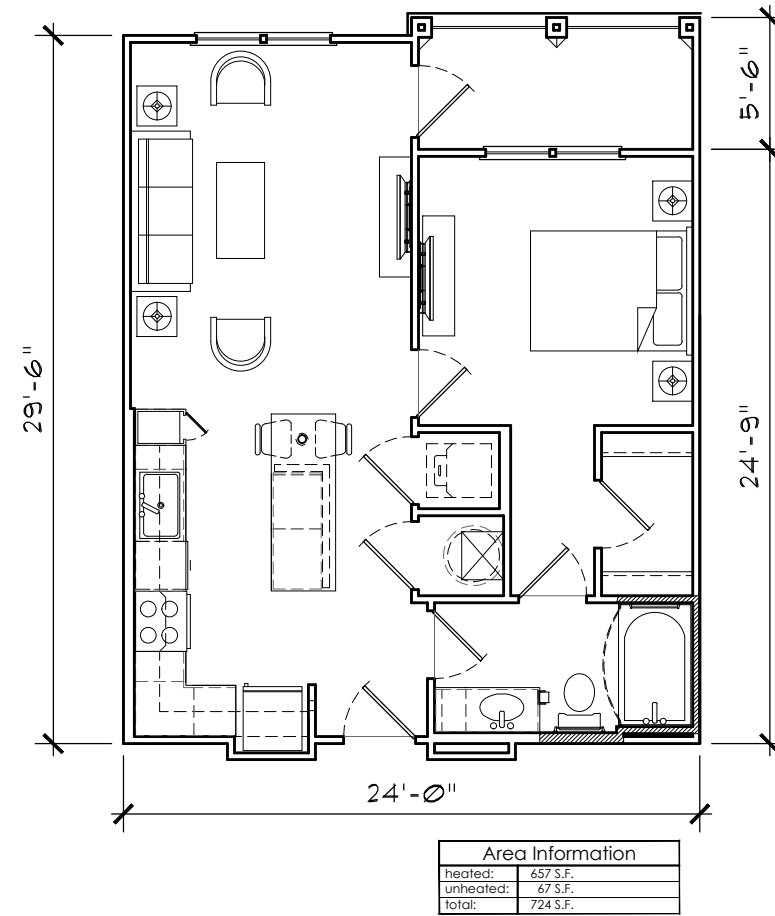


Plan

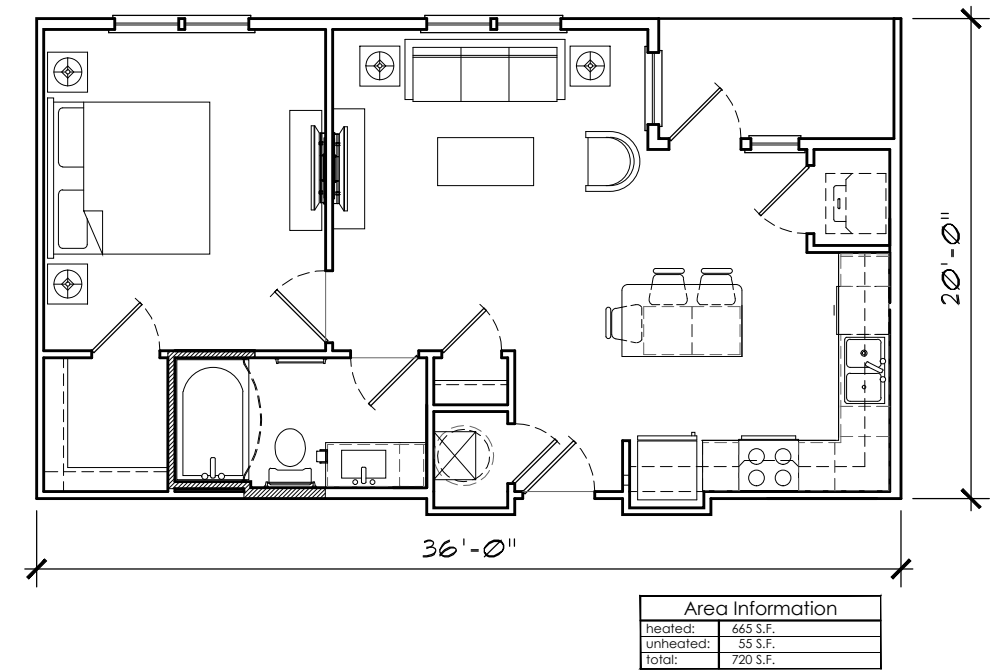




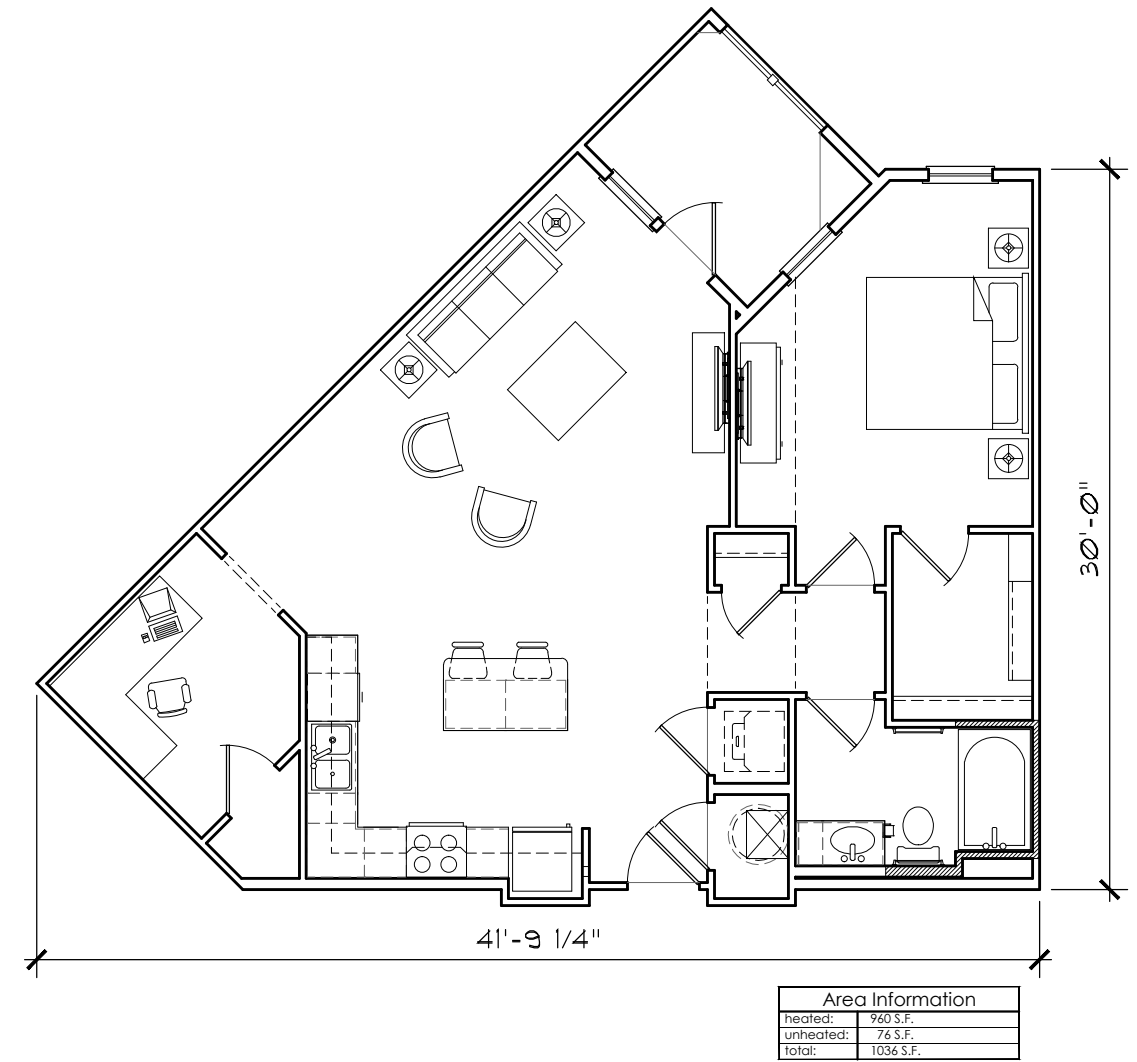
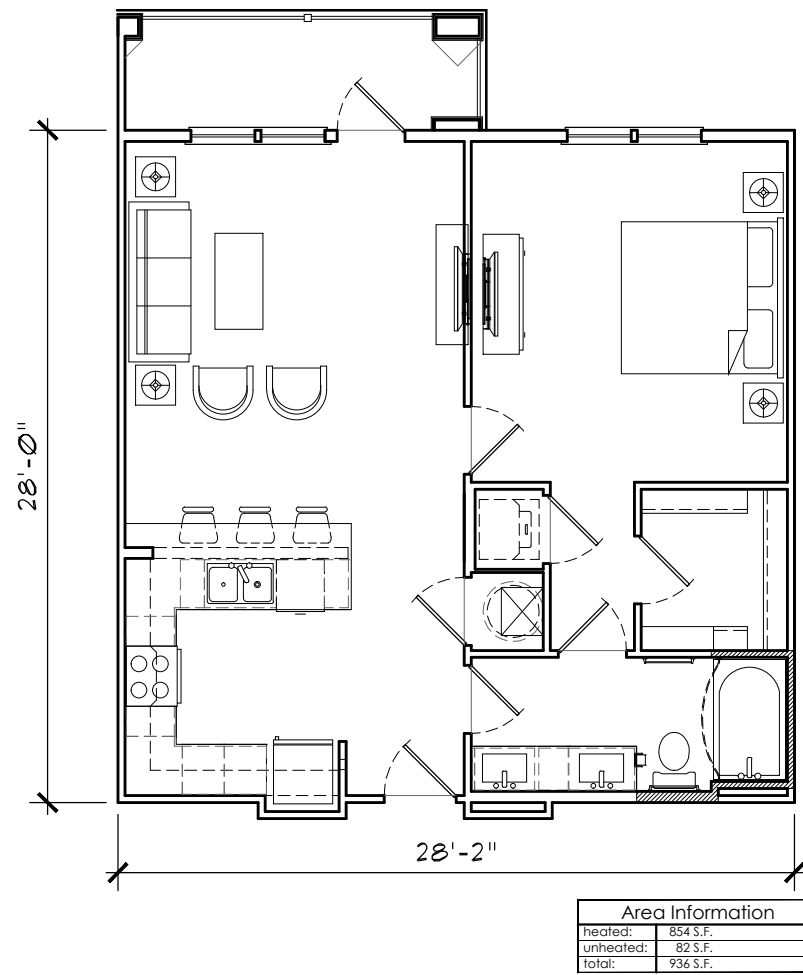
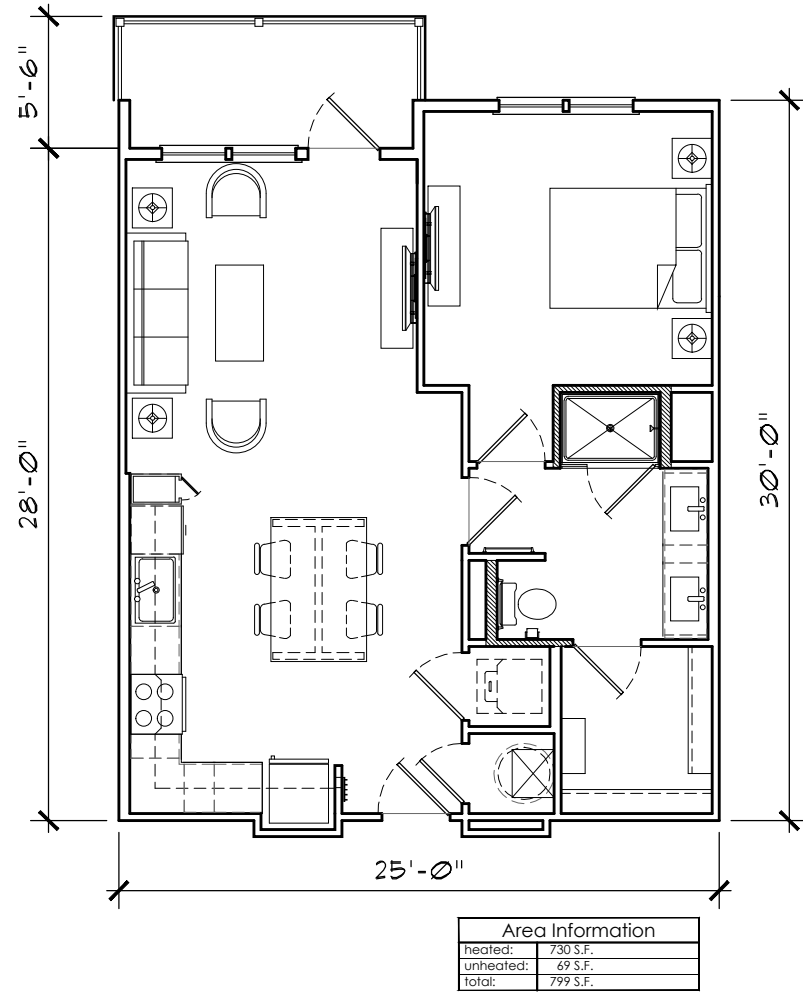
1 Unit S1
Scale: 1/8"=1'-0" Plan



2 Unit A1
Scale: 1/8"=1'-0" Plan



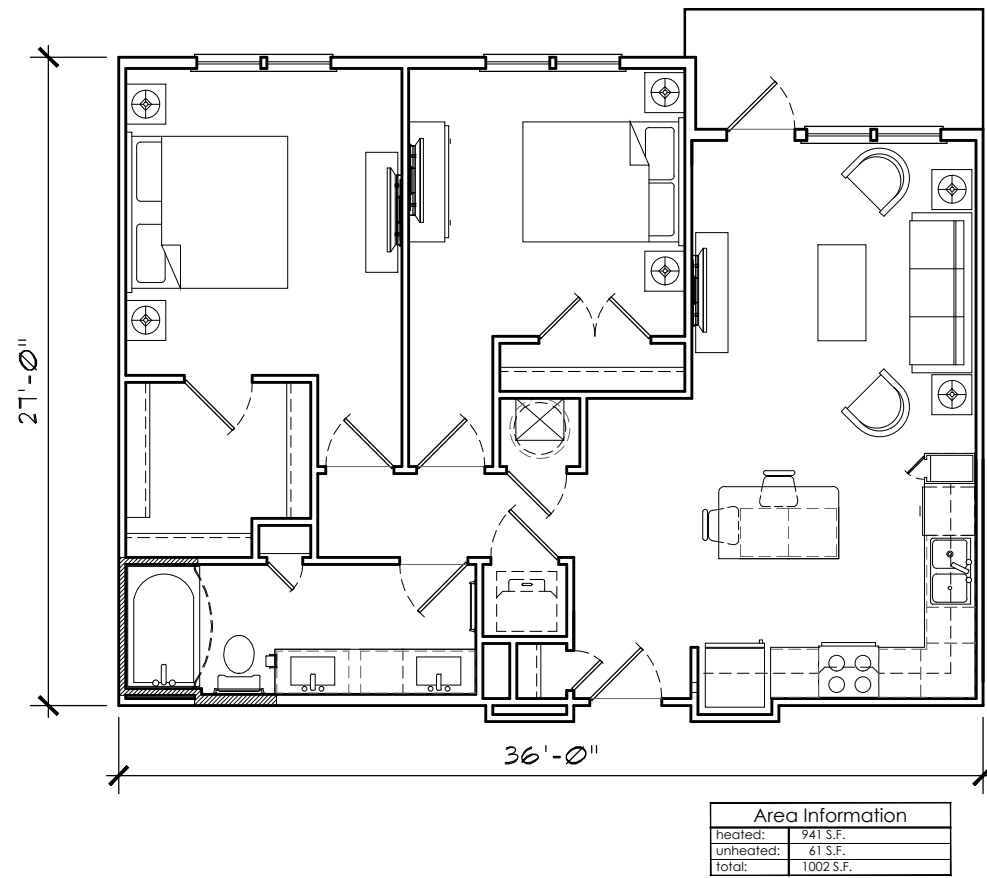
3 Unit A2
Scale: 1/8"=1'-0" Plan



1 Unit A3
Scale: 1/8"=1'-0" Plan

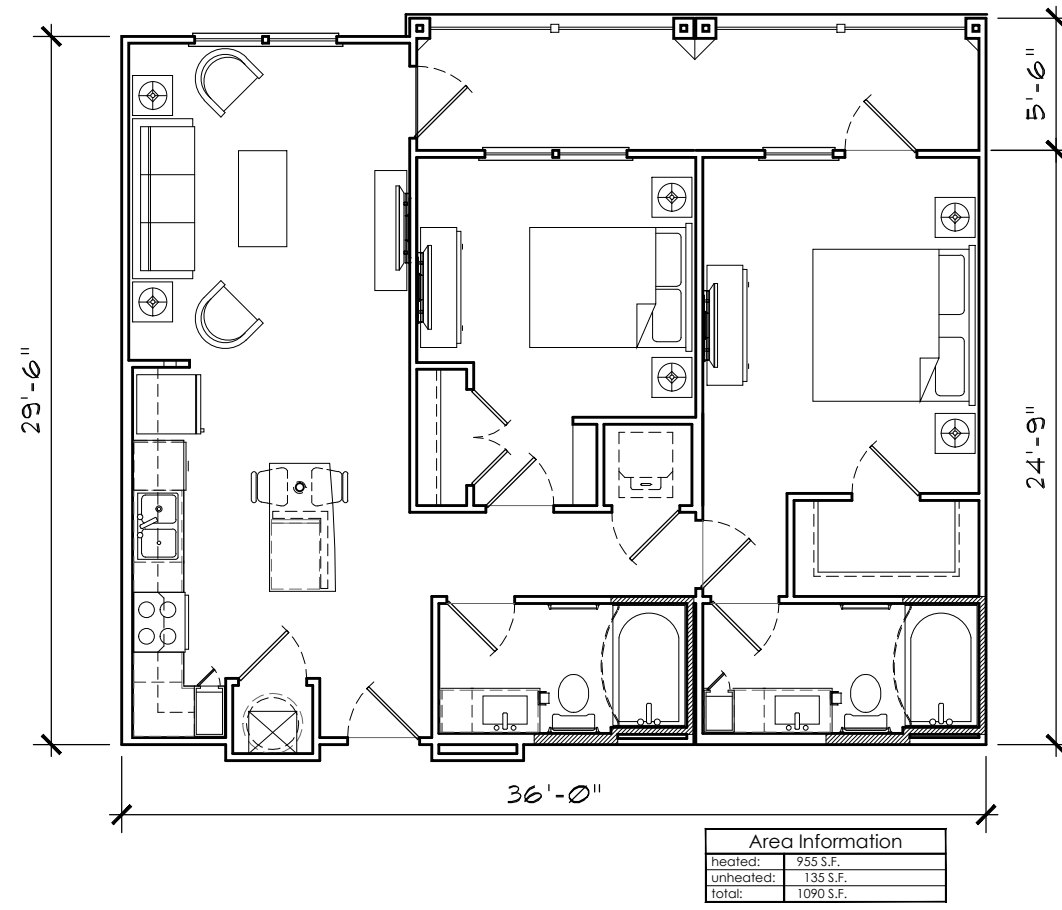
2 Unit A4
Scale: 1/8"=1'-0" Plan

3 Unit A5
Scale: 1/8"=1'-0" Plan



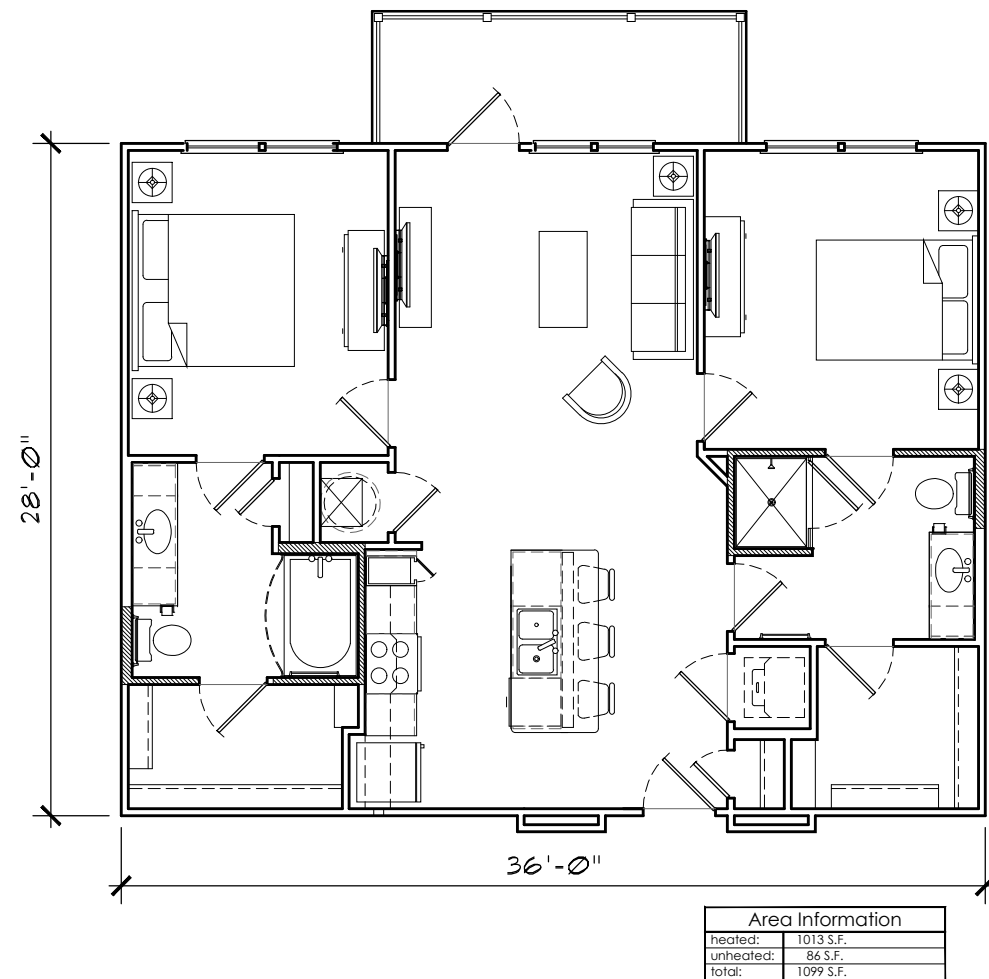
1 Unit B1
Scale: 1/8"=1'-0"

Plan



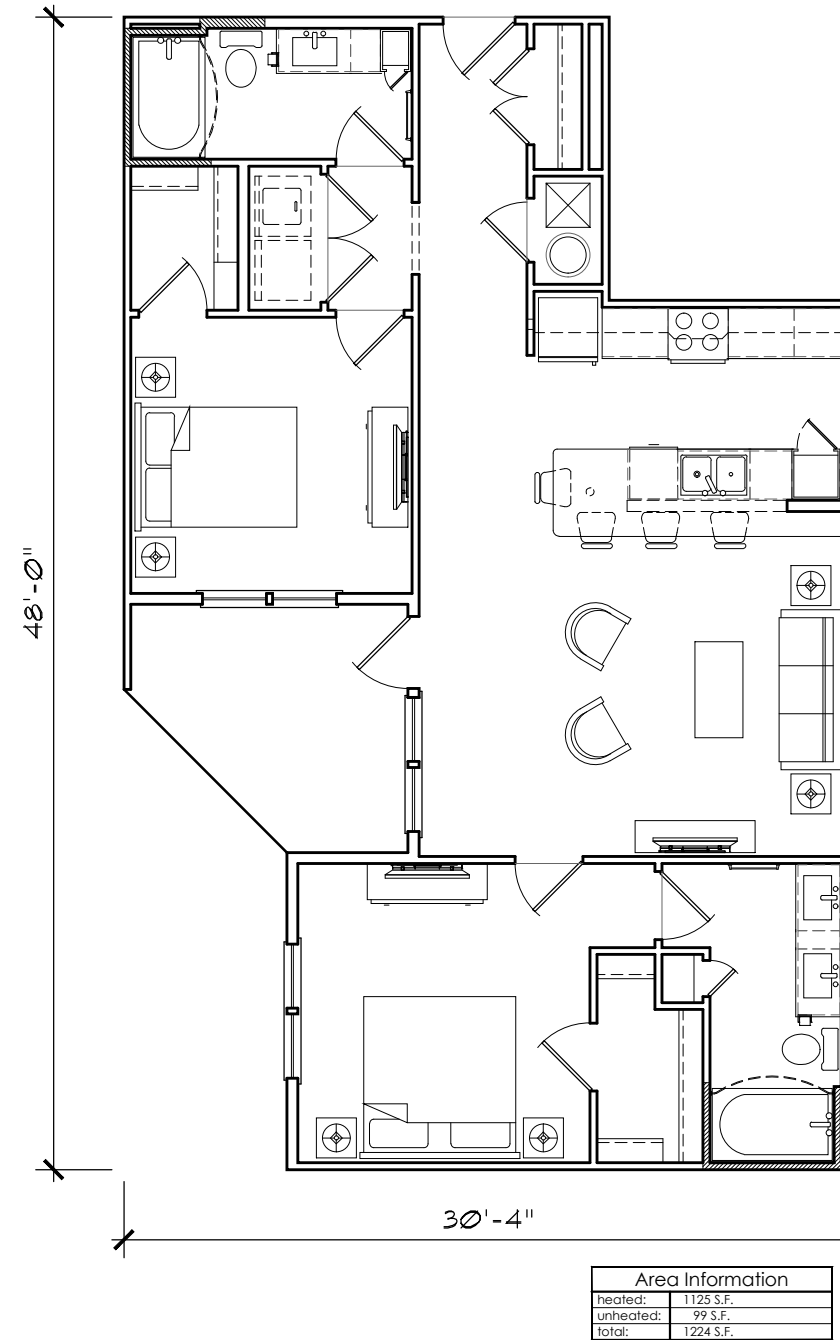
2 Unit B2
Scale: 1/8"=1'-0"

Plan



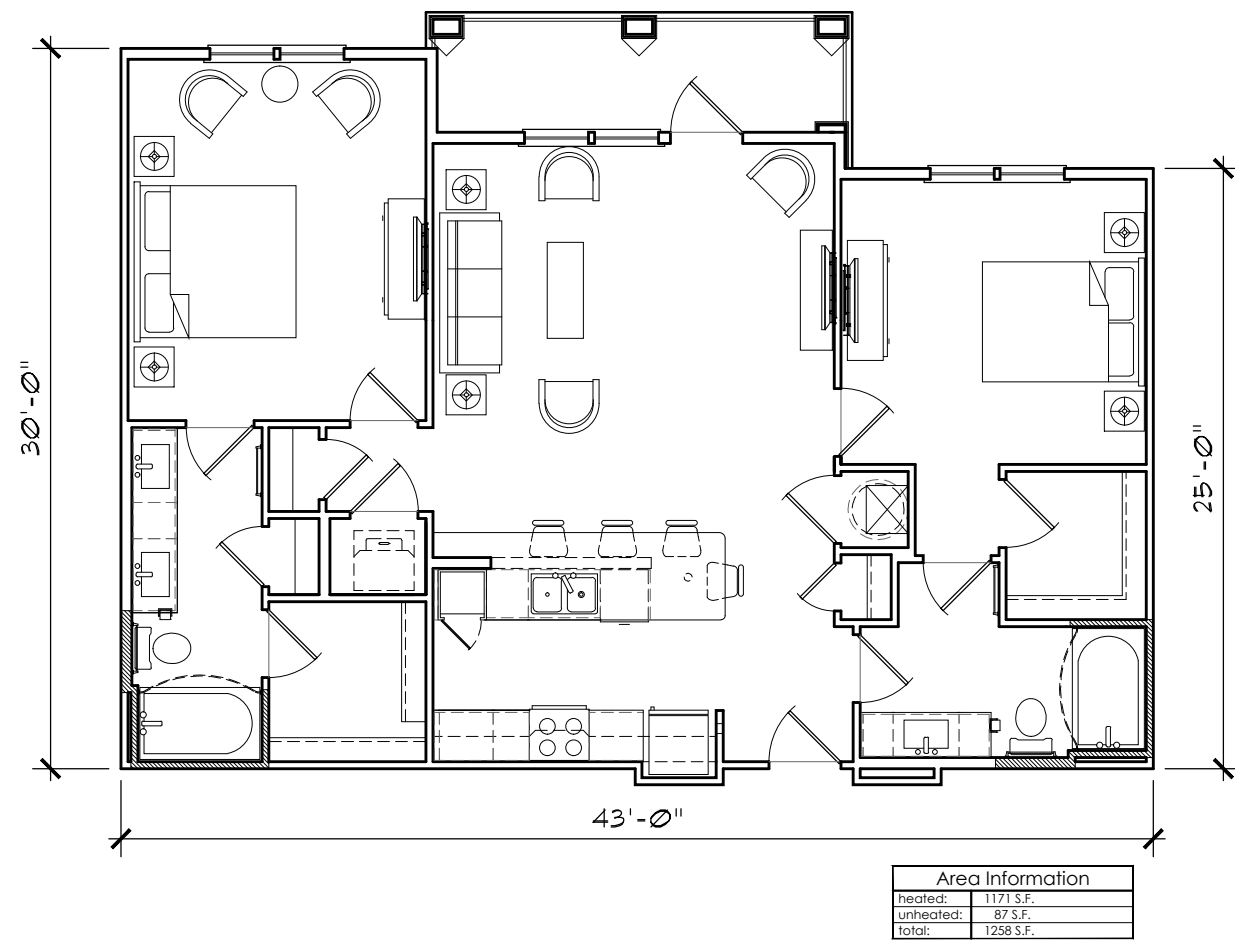
1 Unit B3
Scale: 1/8"=1'-0"

Plan



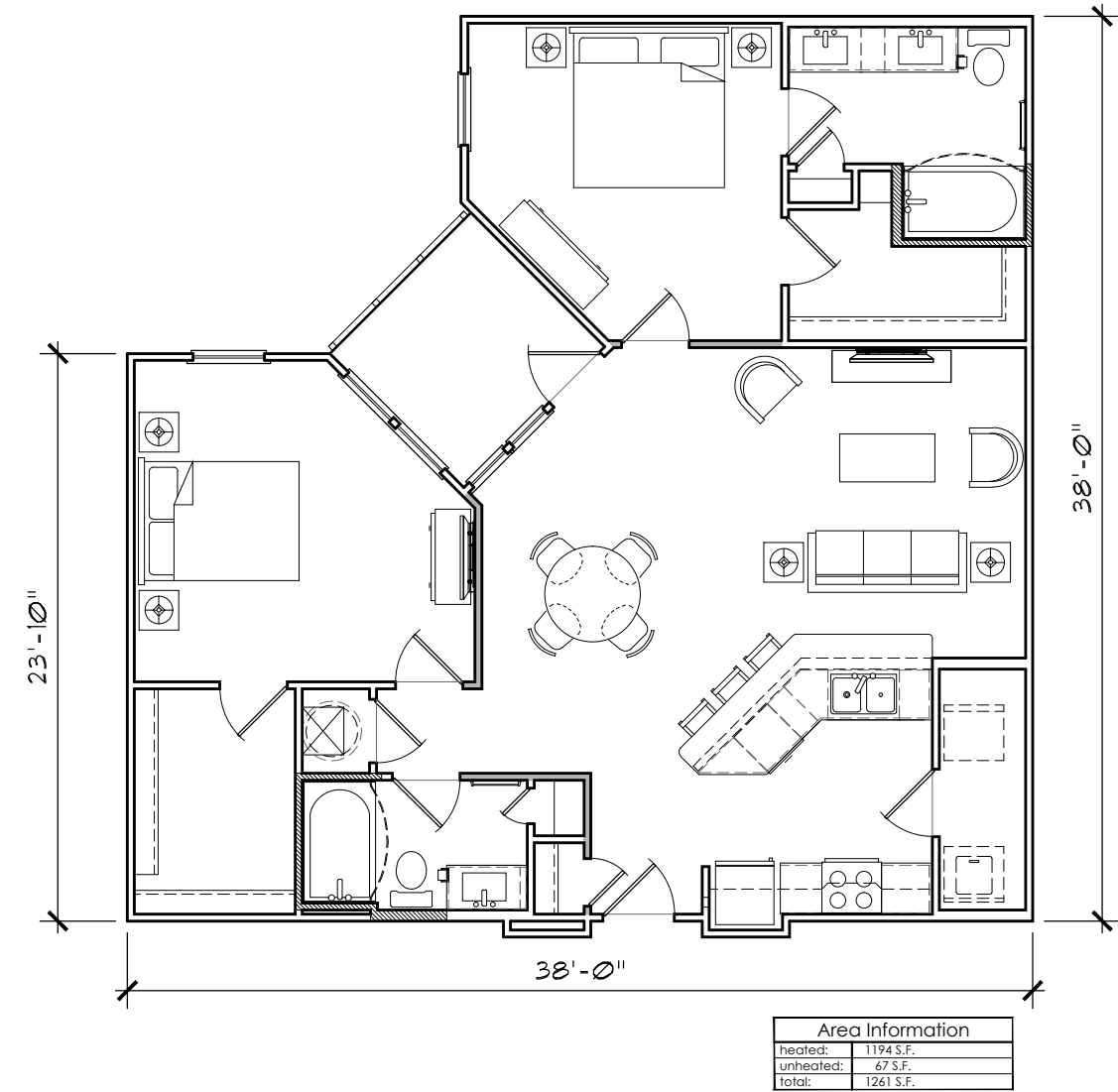
2 Unit B4
Scale: 1/8"=1'-0"

Plan



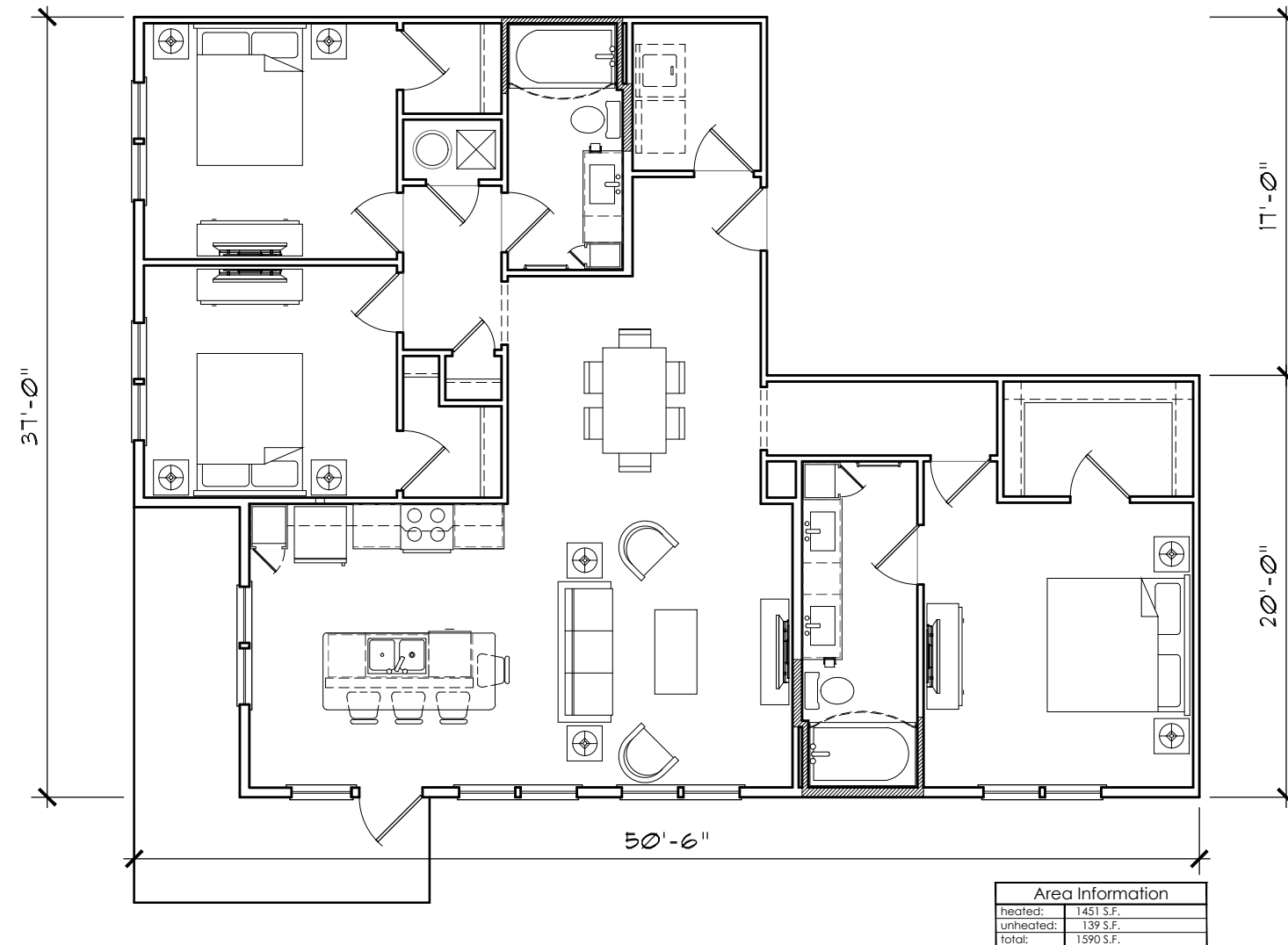
1 Unit B5
Scale: 1/8"=1'-0"

Plan



2 Unit B6
Scale: 1/8"=1'-0"

Plan



1 Unit C1
Scale: 1/8"=1'-0"

Plan



EXISTING DRIVEWAY, LOOKING NORTH



EXISTING DRIVEWAY, LOOKING WEST



EXISTING DRIVEWAY, LOOKING SOUTH



WASHINGTON AVENUE, LOOKING SOUTH



WASHINGTON AVENUE, LOOKING NORTH



YAHARA RIVER, LOOKING EAST



YAHARA RIVER, LOOKING NORTH



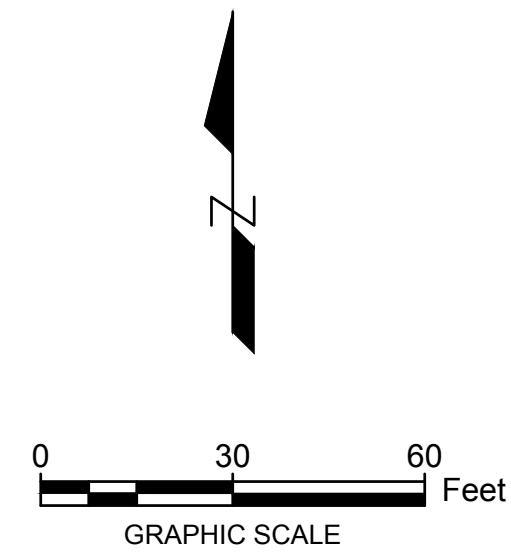
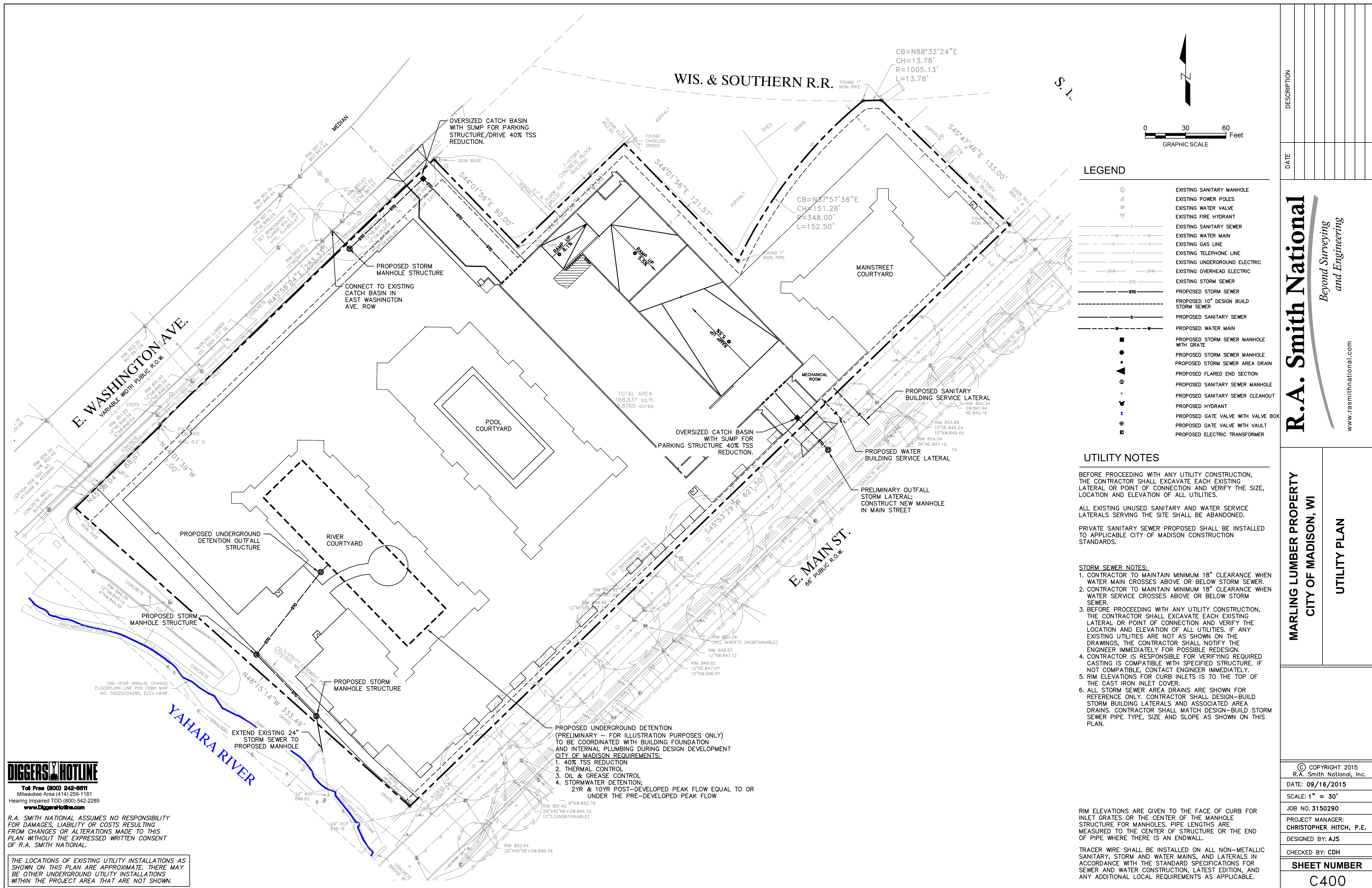
YAHARA RIVER, LOOKING WEST



MAIN STREET, LOOKING NORTH



MAIN STREET, LOOKING NORTH



LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING POWER POLES
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED 10" DESIGN BUILD STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER MANHOLE WITH GRATE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER AREA DRAIN
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED HYDRANT
- PROPOSED GATE VALVE WITH VALVE BOX
- PROPOSED GATE VALVE WITH VAULT
- PROPOSED ELECTRIC TRANSFORMER

UTILITY NOTES

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

ALL EXISTING UNUSED SANITARY AND WATER SERVICE LATERALS SERVING THE SITE SHALL BE ABANDONED.

PRIVATE SANITARY SEWER PROPOSED SHALL BE INSTALLED TO APPLICABLE CITY OF MADISON CONSTRUCTION STANDARDS.

STORM SEWER NOTES:

1. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER MAIN CROSSES ABOVE OR BELOW STORM SEWER.
2. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER SERVICE CROSSES ABOVE OR BELOW STORM SEWER.
3. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH SPECIFIED STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY.
5. RIM ELEVATIONS FOR CURB INLETS IS TO THE TOP OF THE CAST IRON INLET COVER.
6. ALL STORM SEWER AREA DRAINS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL DESIGN-BUILD STORM BUILDING LATERALS AND ASSOCIATED AREA DRAINS. CONTRACTOR SHALL MATCH DESIGN-BUILD STORM SEWER PIPE TYPE, SIZE AND SLOPE AS SHOWN ON THIS PLAN.

PROPOSED UNDERGROUND DETENTION (PRELIMINARY - FOR ILLUSTRATION PURPOSES ONLY) TO BE COORDINATED WITH BUILDING FOUNDATION AND INTERNAL PLUMBING DURING DESIGN DEVELOPMENT CITY OF MADISON REQUIREMENTS:

1. 40% TSS REDUCTION
2. THERMAL CONTROL
3. OIL & GREASE CONTROL
4. STORMWATER DETENTION; 2YR & 10YR POST-DEVELOPED PEAK FLOW EQUAL TO OR UNDER THE PRE-DEVELOPED PEAK FLOW



Toll Free (800) 242-9611
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DATE	DESCRIPTION

R.A. Smith National
Beyond Surveying and Engineering

www.rasmithnational.com

**MARLING LUMBER PROPERTY
 CITY OF MADISON, WI**

UTILITY PLAN

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 R.A. Smith National, Inc.
 DATE: 09/16/2015

SCALE: 1" = 30'

JOB NO. 3150290

PROJECT MANAGER:
 CHRISTOPHER HITCH, P.E.

DESIGNED BY: AJS

CHECKED BY: CDH

SHEET NUMBER

C400

RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.

TRACER WIRE SHALL BE INSTALLED ON ALL NON-METALLIC SANITARY, STORM AND WATER MAINS, AND LATERALS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, LATEST EDITION, AND ANY ADDITIONAL LOCAL REQUIREMENTS AS APPLICABLE.

