

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>May 21, 2014</u>	Action Requested
UDC MEETING DATE: <u>May 28, 2014</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4198 Nakoosa Trail, Madison, WI

ALDERMANIC DISTRICT: 15 - Ald. David Ahrens

OWNER/DEVELOPER (Partners and/or Principals) Wal-Mart R.E. Business Trust

ARCHITECT/DESIGNER/OR AGENT: Spencer Deinhard, Leidos - Architect
Ryan Solum, Manhard, P.E.

CONTACT PERSON: Lucas Roe, Reinhart Boerner Van Deuren s.c.

Address: 22 E. Mifflin Street, Suite 600
Madison, WI 53703

Phone: 608-229-2251

Fax: 608-229-2100 Attn: L. Roe

E-mail address: lroe@reinhartlaw.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.

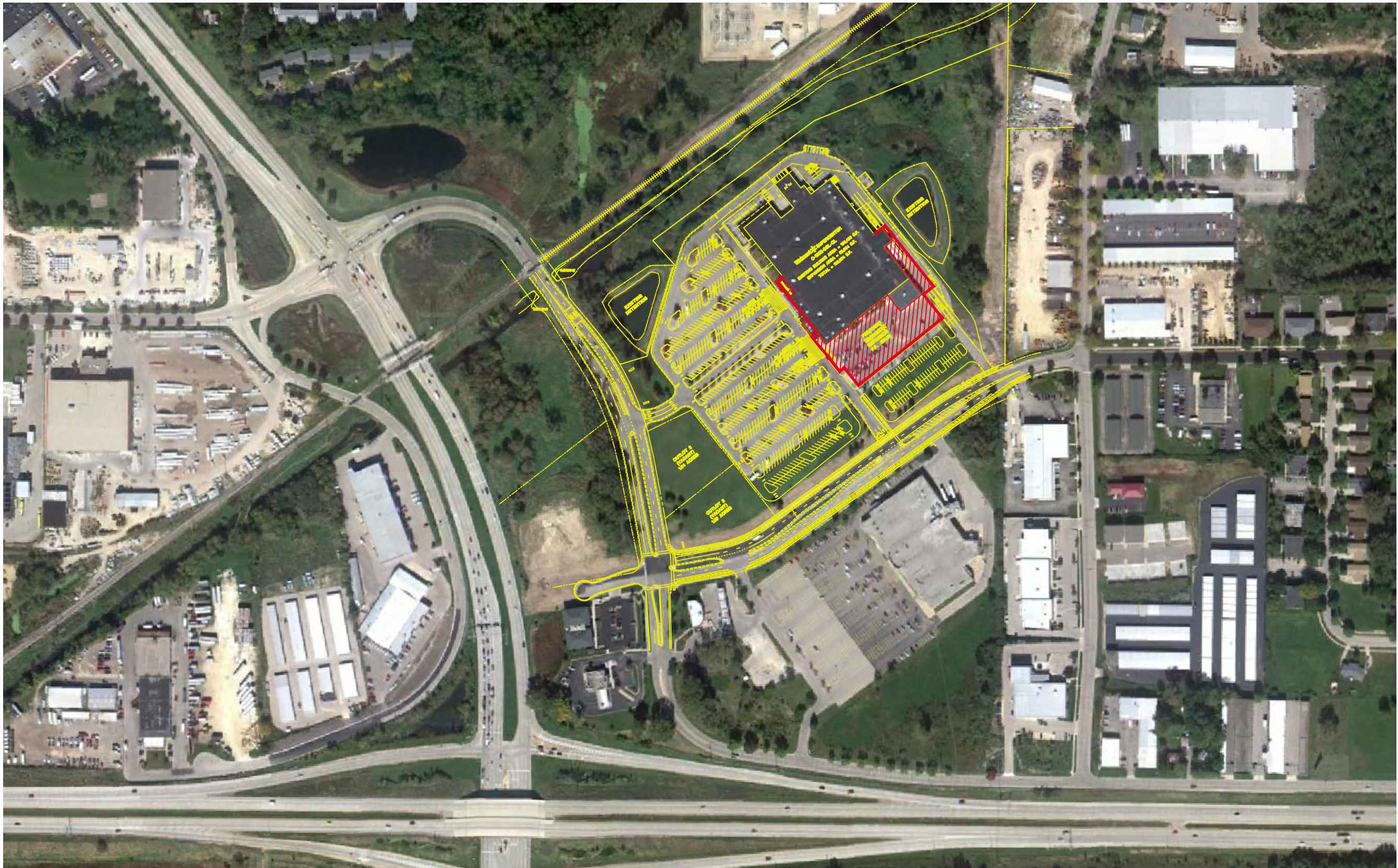


Existing Walmart - 4198 Nakoosa Trail, Madison

BRIEF NARRATIVE DESCRIPTION

4198 Nakoosa Trail, Madison, WI

Walmart R.E. Business Trust is proposing an approximately 55,354 square foot addition to its existing facility located at 4198 Nakoosa Trail. The addition will result in a total building area of approximately 188,804 square feet and permit upgrades and modifications to the site including resurfacing existing pavement; addition to and reconfiguration of the parking lot; reconfiguration of truck docks and truck access routes; landscaping; and relocation and addition of signage. The project will provide Walmart the opportunity to upgrade the existing store while continuing to serve the surrounding community.



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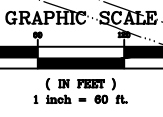
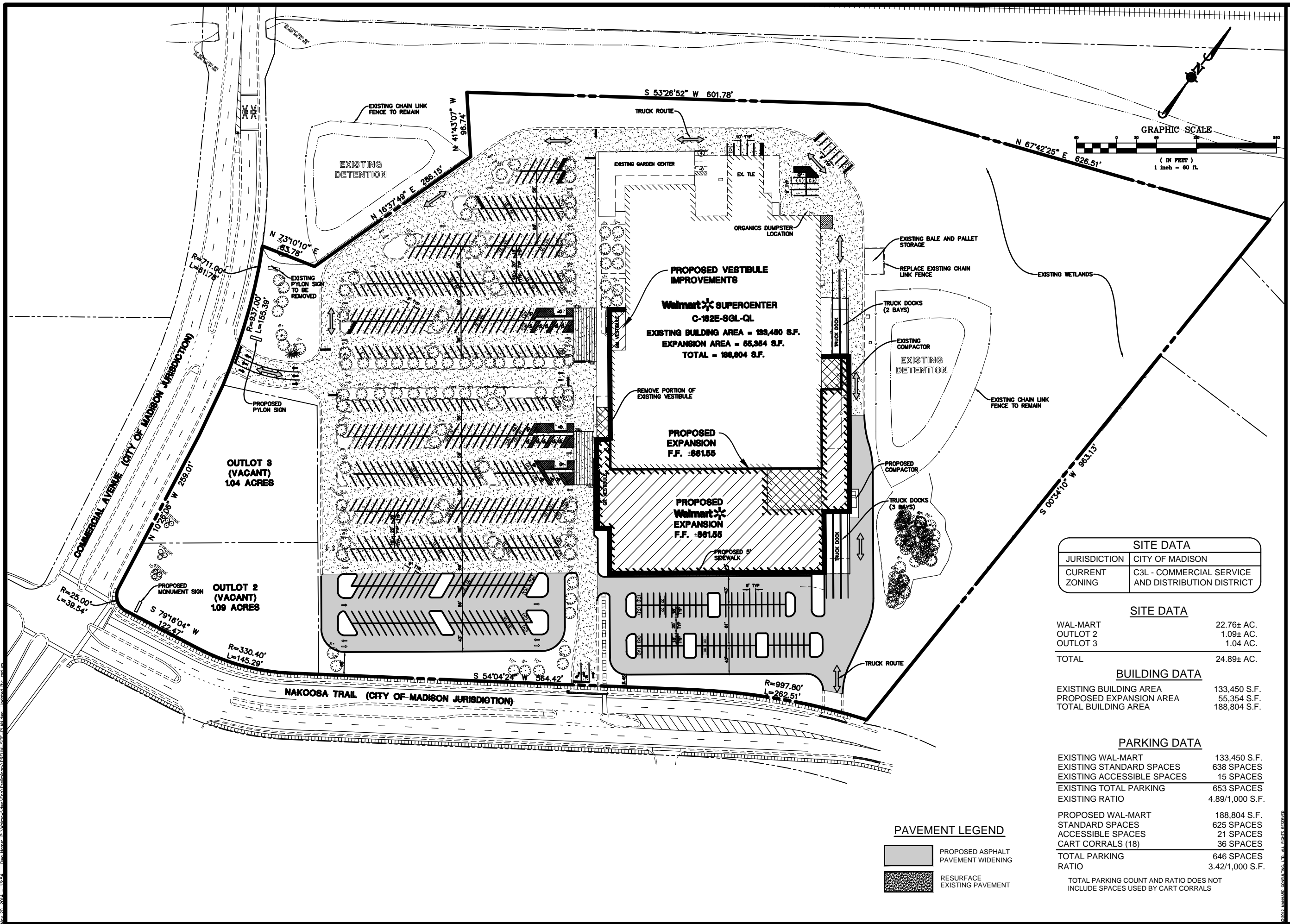
DATE	REVISIONS	DRAWN BY



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Construction Managers - Environmental Scientists - Landscape Architects - Planners

PROPOSED WAL-MART EXPANSION NO. 2335-11				
CITY OF MADISON, DANE COUNTY, WISCONSIN				
AERIAL SITE PLAN				
DRAWN BY: MH	DATE: 4-18-14	SCALE: 1"=300'	CODE: WALMAW	PROJECT: 120750



SITE DATA	
JURISDICTION	CITY OF MADISON
CURRENT ZONING	C3L - COMMERCIAL SERVICE AND DISTRIBUTION DISTRICT

SITE DATA	
WAL-MART	22.76± AC.
OUTLOT 2	1.09± AC.
OUTLOT 3	1.04 AC.
TOTAL	24.89± AC.

BUILDING DATA	
EXISTING BUILDING AREA	133,450 S.F.
PROPOSED EXPANSION AREA	55,354 S.F.
TOTAL BUILDING AREA	188,804 S.F.

PARKING DATA	
EXISTING WAL-MART	133,450 S.F.
EXISTING STANDARD SPACES	638 SPACES
EXISTING ACCESSIBLE SPACES	15 SPACES
EXISTING TOTAL PARKING	653 SPACES
EXISTING RATIO	4.89/1,000 S.F.

PROPOSED WAL-MART	188,804 S.F.
STANDARD SPACES	625 SPACES
ACCESSIBLE SPACES	21 SPACES
CART CORRALS (18)	36 SPACES
TOTAL PARKING	646 SPACES
RATIO	3.42/1,000 S.F.

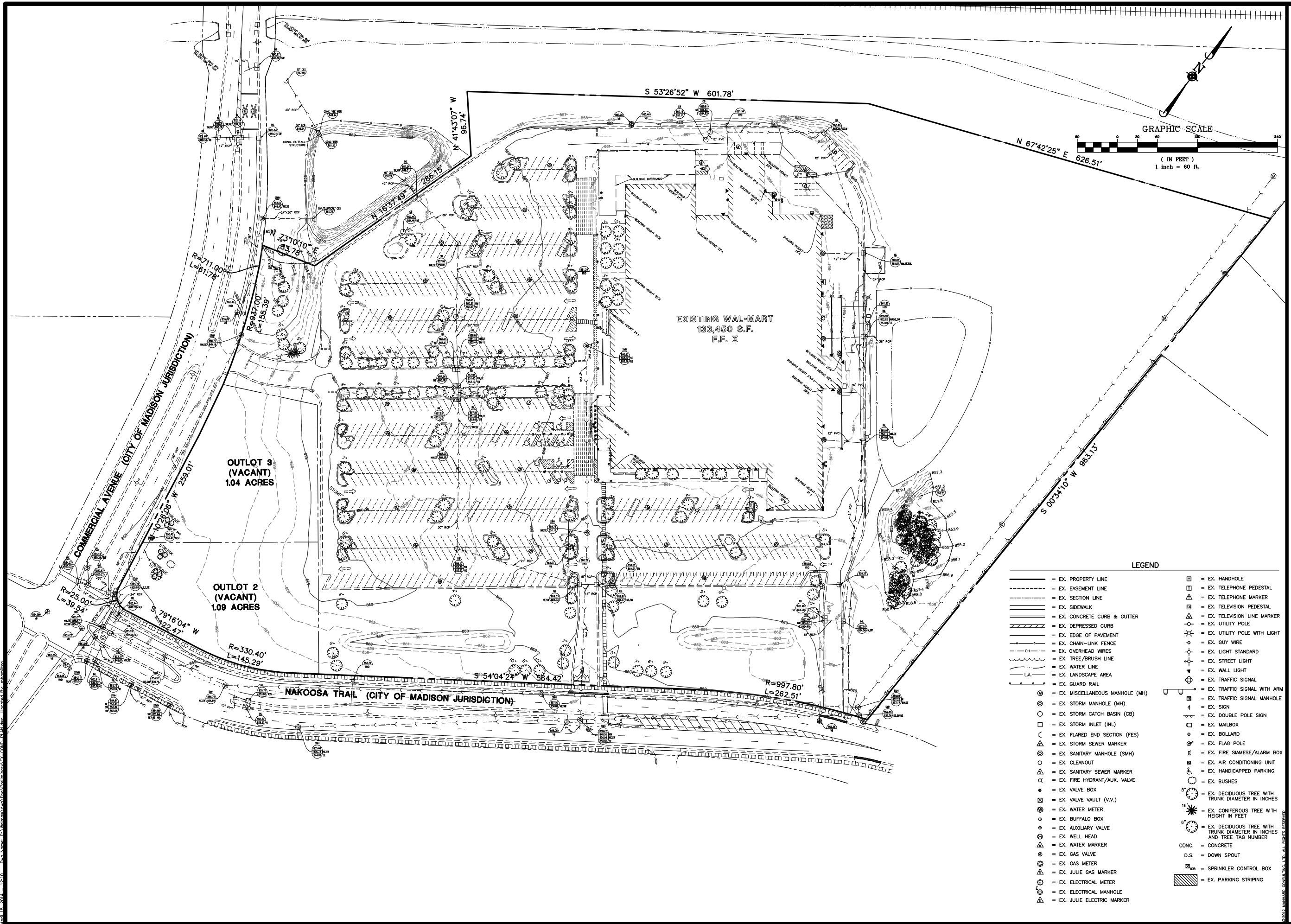
TOTAL PARKING COUNT AND RATIO DOES NOT INCLUDE SPACES USED BY CART CORRALS

PAVEMENT LEGEND

- PROPOSED ASPHALT PAVEMENT WIDENING
- RESURFACE EXISTING PAVEMENT



PROPOSED WAL-MART SUPERCENTER NO. 2335-11
 CITY OF MADISON, DANE COUNTY, WISCONSIN
 PRELIMINARY SITE PLAN



LEGEND

—	= EX. PROPERTY LINE	⊠	= EX. HANDHOLE
- - -	= EX. EASEMENT LINE	⊡	= EX. TELEPHONE PEDESTAL
---	= EX. SECTION LINE	⊢	= EX. TELEPHONE MARKER
	= EX. SIDEWALK	⊣	= EX. TELEVISION PEDESTAL
▬▬▬	= EX. CONCRETE CURB & GUTTER	⊤	= EX. TELEVISION LINE MARKER
▬▬▬▬▬	= EX. DEPRESSED CURB	⊥	= EX. UTILITY POLE
—	= EX. EDGE OF PAVEMENT	⊕	= EX. UTILITY POLE WITH LIGHT
—	= EX. CHAIN-LINK FENCE	⊗	= EX. GUY WIRE
—	= EX. OVERHEAD WIRES	⊘	= EX. LIGHT STANDARD
—	= EX. TREE/BRUSH LINE	⊙	= EX. STREET LIGHT
—	= EX. WATER LINE	⊚	= EX. WALL LIGHT
—	= EX. LANDSCAPE AREA	⊛	= EX. TRAFFIC SIGNAL
—	= EX. GUARD RAIL	⊜	= EX. TRAFFIC SIGNAL WITH ARM
⊙	= EX. MISCELLANEOUS MANHOLE (MH)	⊝	= EX. TRAFFIC SIGNAL MANHOLE
⊖	= EX. STORM MANHOLE (MH)	⊞	= EX. SIGN
⊗	= EX. STORM CATCH BASIN (CB)	⊟	= EX. DOUBLE POLE SIGN
⊘	= EX. STORM INLET (INL)	⊠	= EX. MAILBOX
⊙	= EX. FLARED END SECTION (FES)	⊡	= EX. BOLLARD
⊢	= EX. STORM SEWER MARKER	⊣	= EX. FLAG POLE
⊣	= EX. SANITARY MANHOLE (SMH)	⊤	= EX. FIRE SIAMASE/ALARM BOX
⊥	= EX. CLEANOUT	⊥	= EX. AIR CONDITIONING UNIT
⊕	= EX. SANITARY SEWER MARKER	⊗	= EX. HANDICAPPED PARKING
⊗	= EX. FIRE HYDRANT/AUX. VALVE	⊘	= EX. BUSHES
⊘	= EX. VALVE BOX	⊙	= EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
⊙	= EX. VALVE VAULT (V.V.)	⊚	= EX. CONIFEROUS TREE WITH HEIGHT IN FEET
⊚	= EX. WATER METER	⊛	= EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES AND TREE TAG NUMBER
⊛	= EX. BUFFALO BOX	CONC.	= CONCRETE
⊜	= EX. AUXILIARY VALVE	D.S.	= DOWN SPOUT
⊝	= EX. WELL HEAD	⊞	= SPRINKLER CONTROL BOX
⊞	= EX. WATER MARKER	▬▬▬▬▬	= EX. PARKING STRIPING
⊟	= EX. GAS VALVE		
⊠	= EX. GAS METER		
⊡	= EX. JULIE GAS MARKER		
⊣	= EX. ELECTRICAL METER		
⊥	= EX. ELECTRICAL MANHOLE		
⊕	= EX. JULIE ELECTRIC MARKER		

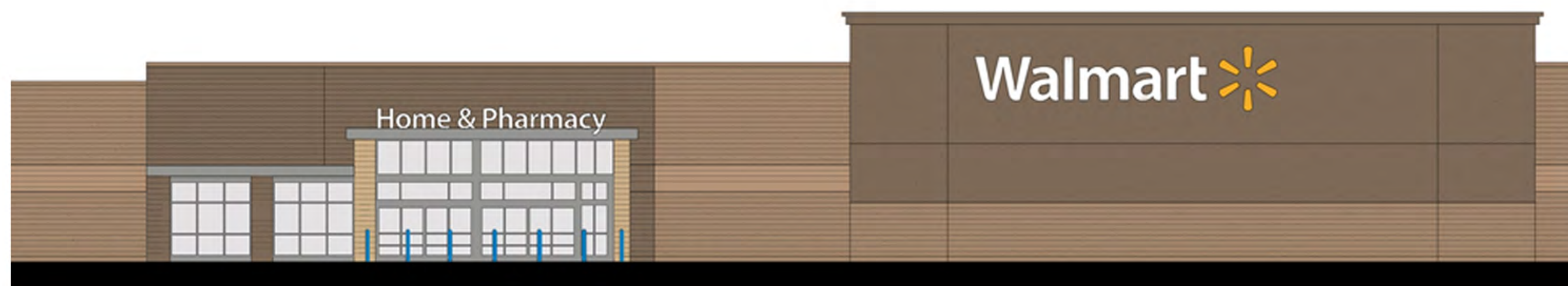
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PROPOSED WAL-MART SUPERCENTER NO. 2335-11
 CITY OF MADISON, DANE COUNTY, WISCONSIN
 EXISTING CONDITIONS PLAN

PROJ. MGR: TTR
 PROJ. ASSOC: RMB
 DRAWN BY: MBI
 DATE: 4-18-14
 SCALE: 1"=60'
 SHEET
1 OF **1**
 WALMART 120780



View from Commercial Avenue



Elevation Detail



DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



Proposed Monument Sign



Proposed Pylon Sign