

URBAN DESIGN COMMISSION APPLICATION



City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 3729 & 3737 East Washington Avenue
Title: Discount Tire - Madison

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 10/03/2018
 New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage
 Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other
 Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Rich Sommer **Company** Halle Properties, LLC / Discount Tire
Street address 20225 N. Scottsdale Rd **City/State/Zip** Scottsdale, AZ 85255
Telephone (480) 606-6000 **Email** rich.sommer@discounttire.com

Project contact person Todd Mosher **Company** raSmith
Street address 1245 East Diehl Road - Suite 102 **City/State/Zip** Naperville, IL 60563
Telephone (847) 682-9421 **Email** todd.mosher@rasmith.com

Property owner (if not applicant) Becks Enterprises of Dane County, LLC
Street address 1810 Roth Street **City/State/Zip** Madison, WI 53704
Telephone (608) 225-1329 **Email** south2beck@yahoo.com

Urban Design Commission Application (continued)



5. Required Submittal Materials

- Application Form
- Letter of Intent
- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans (Refer to checklist provided below for plan details)
- Filing fee
- Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaser & Kevin Firchow on July 25, 2018.
2. 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.

Applicant name Rich Sommer Relationship to property Contract purchaser

Authorized signature of Property Owner Dale Beck Date 8/10/2018 10:51:08 AM PD
DocuSigned by: 85C6E4F11084AC...

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

August 14th, 2018

Via Email and UPS Delivery

Urban Design Commission
City of Madison
215 Martin Luther King Jr. Blvd.
Room LL-100
Madison, WI 53703

**Re: Letter of Intent for Proposed Development
Development of a Conditional Use-Planned Site
Proposed Discount Tire – East Washington Avenue**

Dear Commission Members:

On behalf of Halle Properties, LLC, we are pleased to submit the enclosed materials for the property located at 3729 & 3737 East Washington Avenue, Madison, WI. We are very excited about the project and its contributions to revitalizing the property and enhancing the area along East Washington Avenue.

Project Summary.

Halle Properties, LLC is proposing to develop the existing 66,397 sq. ft. lot and developing an approximate 10200 sq. ft. Discount Tire store with new parking and landscaping. The store will be used to sell automobile tires to the public, and will not be used for automobile service.

Existing Site Conditions

The existing site is located at 3729 & 3737 East Washington Avenue in the City of Madison (PIN 251/0810-332-0438-0 & 215/0810-332-0439-8), constituting 1.52 acres (66,397 sq. ft.) on the east side of Washington Avenue, between Mendota Street and MacArthur Road.

The site is part of the CC-T Commercial Corridor Transitional Zoning District and is currently supporting two vacant commercial buildings. Direct access to the site is provided onto East Washington Avenue.

Project Objectives and Benefits

The Project will benefit the City of Madison in the following ways:

- Revitalizing the east side of Washington Street between Mendota Street and MacArthur Road by razing two vacant buildings and constructing a new Discount Tire store in their place.
- Additional employment opportunities to the area by providing new full-time and part-time positions.
- This project will comply with the standards intended for Urban Design District # 5, by razing two existing vacant commercial buildings and in place build a new Discount Tire store. Refer to the attached building images and notice the material selected are low maintenance and blend in with the neighboring community. Roof top units are screened behind a parapet wall and a majority of the parking is at the side and rear of the new building. Landscaping is designed for the site will be both functional for the business and decorative for the residents and motoring public, along the East Washington Street frontage.

Project Data

<u>Location:</u>	3729 & 3737 East Washington Street, Madison, WI
<u>Building Sq. Ft.:</u>	10,200 SF
<u>Start Construction:</u>	Approximately April 2019
<u>Complete Construction:</u>	Approximately October 2019
<u>Type of Building:</u>	Commercial
<u>Land Area:</u>	1.52 Acres (66,397 SF)
<u>Vehicle Parking:</u>	Approximately <u>41</u> vehicle parking spaces
<u>Site Access:</u>	East Washington Avenue
<u>Lot Coverage:</u>	<u>48,224 sq. ft. (72.6%)</u>
<u>Usable Open Space:</u>	<u>18172 sq. ft. (27.4%)</u>
<u>Hours of Operation:</u>	Approximately 8:00 a.m.-6:00 p.m. Monday through Friday 8:00 a.m.-5:00 p.m. Saturday. Closed on Sunday.

Project Financial Information

Estimated Project Cost: \$2,000,000

Number of Full-time and Part-time Jobs Created: 10-15

Public Subsidy Requested: None.

Project Team

Owner/Developer: Halle Properties, LLC

Architects: Ei Design

Civil Engineering: raSmith

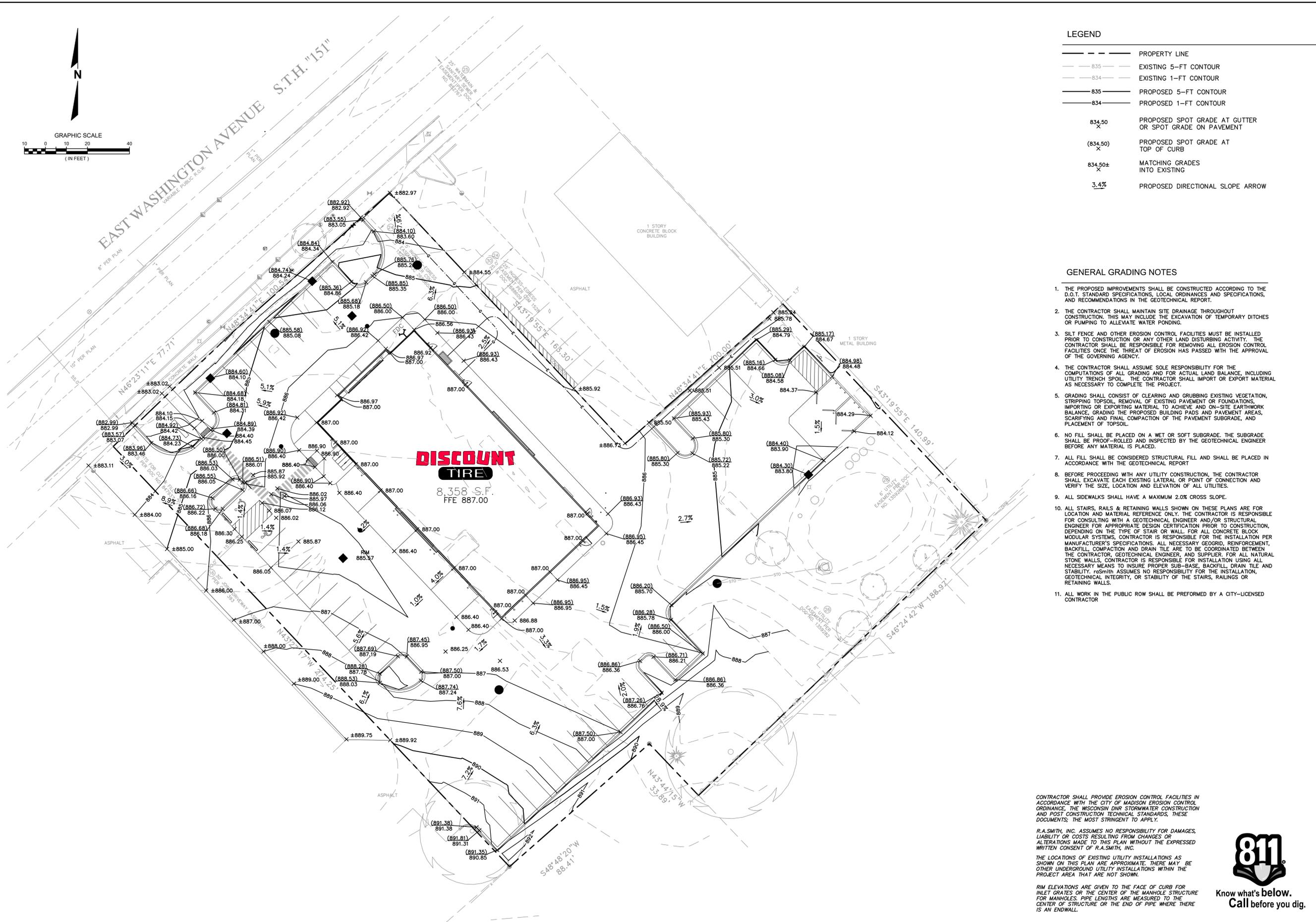
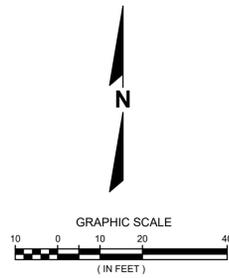
Landscape Design: raSmith

We look forward to presenting these materials to you and seeking your approval of this proposal to develop a new national retail store on East Washington Avenue.

Sincerely,



Todd Mosher
Senior Development Director
raSmith



LEGEND

	PROPERTY LINE
	EXISTING 5-FT CONTOUR
	EXISTING 1-FT CONTOUR
	PROPOSED 5-FT CONTOUR
	PROPOSED 1-FT CONTOUR
	PROPOSED SPOT GRADE AT GUTTER OR SPOT GRADE ON PAVEMENT
	PROPOSED SPOT GRADE AT TOP OF CURB
	MATCHING GRADES INTO EXISTING
	PROPOSED DIRECTIONAL SLOPE ARROW

GENERAL GRADING NOTES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR RUMPLING TO ALLEVIATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. 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.
9. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE.
10. ALL STAIRS, RAILS & RETAINING WALLS SHOWN ON THESE PLANS ARE FOR LOCATION AND MATERIAL REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH A GEOTECHNICAL ENGINEER AND/OR STRUCTURAL ENGINEER FOR APPROPRIATE DESIGN CERTIFICATION PRIOR TO CONSTRUCTION, DEPENDING ON THE TYPE OF STAIR OR WALL. FOR ALL CONCRETE BLOCK MODULAR SYSTEMS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL NECESSARY GEGRID, REINFORCEMENT, BACKFILL, COMPACTION AND DRAIN TILE ARE TO BE COORDINATED BETWEEN THE CONTRACTOR, GEOTECHNICAL ENGINEER, AND SUPPLIER. FOR ALL NATURAL STONE WALLS, CONTRACTOR IS RESPONSIBLE FOR INSTALLATION USING ALL NECESSARY MEANS TO INSURE PROPER SUB-BASE, BACKFILL, DRAIN TILE AND STABILITY. rasSmith ASSUMES NO RESPONSIBILITY FOR THE INSTALLATION, GEOTECHNICAL INTEGRITY, OR STABILITY OF THE STAIRS, RAILINGS OR RETAINING WALLS.
11. ALL WORK IN THE PUBLIC ROW SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

R.A.SMITH, INC. 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, INC.

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.

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.



Know what's below.
Call before you dig.

DESCRIPTION

DATE

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasSmith.com



Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

**DISCOUNT TIRE - WIM 10984
MADISON, WI**

SITE GRADING AND DRAINAGE PLAN

© COPYRIGHT 2018
R.A. Smith, Inc.

DATE: 08/15/2018

SCALE: 1" = 20'

JOB NO. 3180166

PROJECT MANAGER:
TODD MOSHER

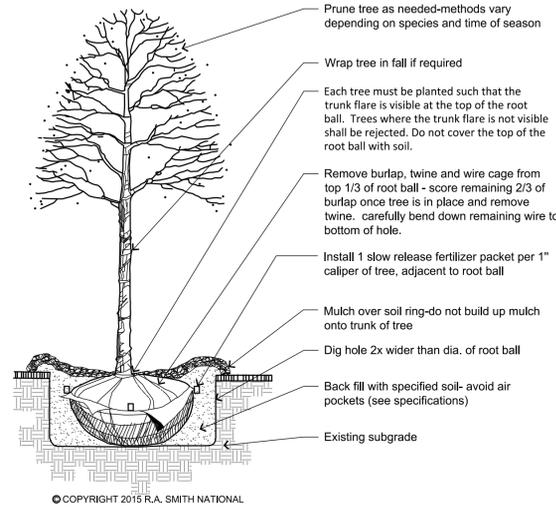
DESIGNED BY: CBW

CHECKED BY: JAH

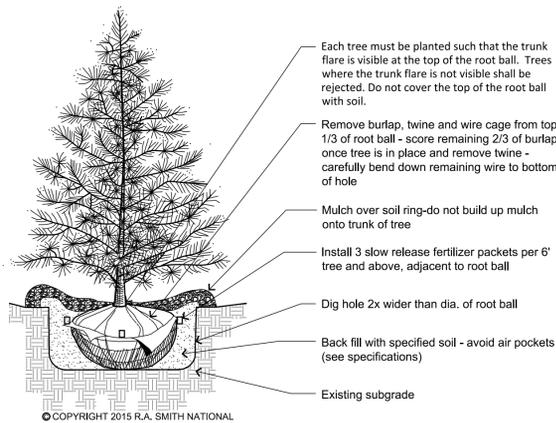
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C400

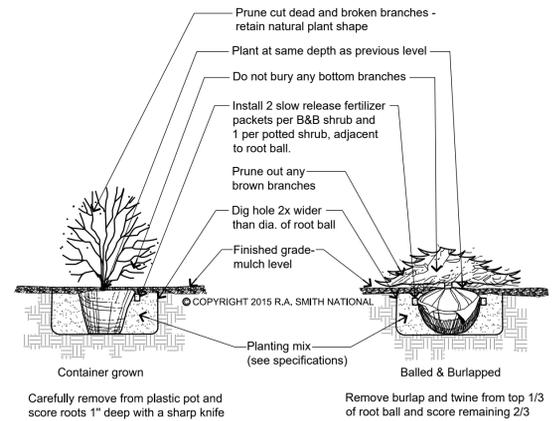
PLANTING DETAILS



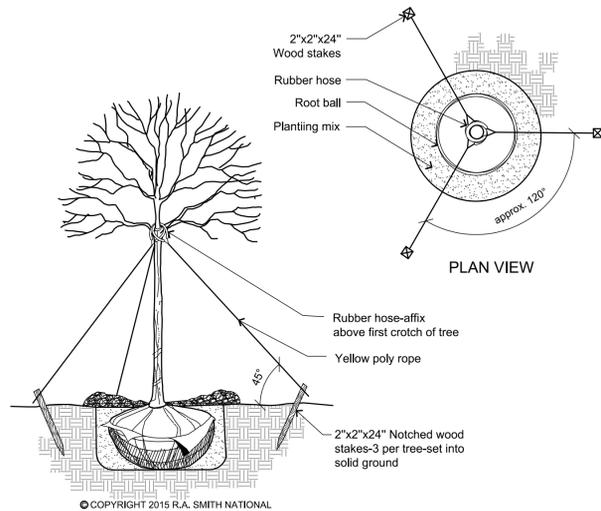
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



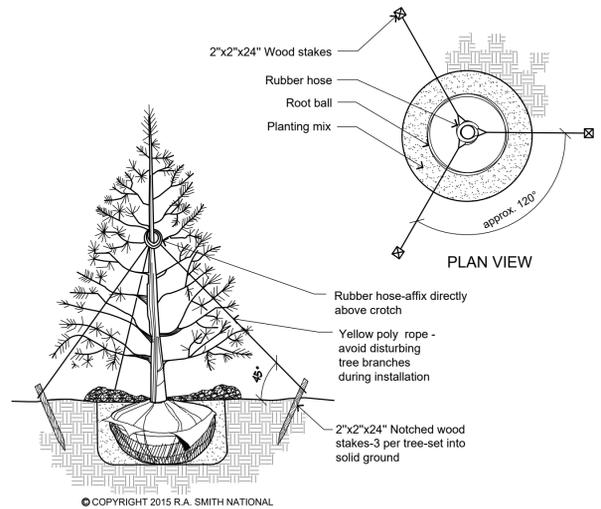
3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



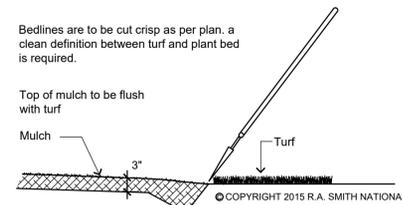
5 SHRUB PLANTING DETAIL
NOT TO SCALE



2 DECIDUOUS TREE STAKING DETAIL
NOT TO SCALE



4 EVERGREEN STAKING DETAIL
NOT TO SCALE

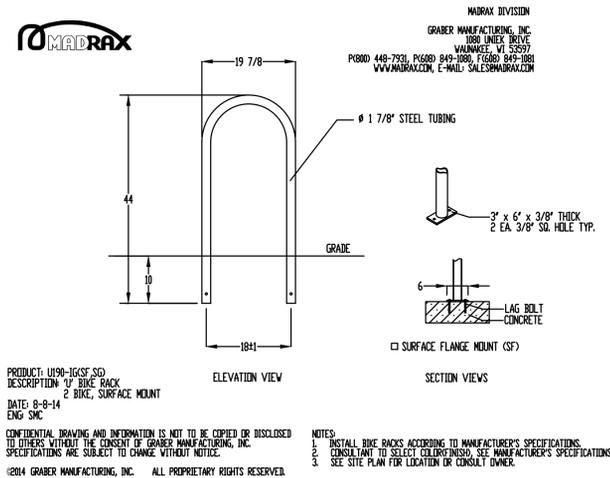


6 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Bike Racks: (2) Madrax "U" Bike Rack, 1.90" Tubing 20" Long, Surface Mount, Galvanized - Black
- 4" Bench: Powder coated aluminum or equivalent. Surface Mount. Final model and color to be determined by owner.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
- Topsoil should be placed to within 3" of finish grade by general / grading contractor during rough grading operations. All parking lot islands and planting beds to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to provide proper drainage (unless otherwise specified) by grading contractor to insure long term plant health.
- The landscape contractor to be responsible for the fine grading of all landscaped areas. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all seeded areas. Finished landscaped areas to be smooth, uniform and providing positive drainage away from all structures and pavement.
- Tree planting (see planting detail):
Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding. Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
- Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
- Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -

Per every 100 square feet of bed area add:
2 cu. ft. bale of peat moss
2 lbs. of 5-10-5 slow release fertilizer
1/4 cu. yard of composted manure
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.
- An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas
- Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
- The landscape contractor shall provide a design / build irrigation construction plan to the owner and municipality (if required) that complies with State and local code requirements for review and approval prior to construction. The Irrigation designer shall be certified by The Irrigation Association as a Commercial Irrigation Designer and have at least 5 years' experience designing irrigation systems of similar size and scope. The Irrigation system shall be metered to meet the requirements of the State and local codes, be fully automatic utilizing a weather based controller with rain/moisture sensors; zoned to water the turf and shrubs separately with minimum over throw on landscapes, buildings and other structures; coverage of all plant / turf areas with head to head watering and be operational from a domestic water source provided by the owner. Turf areas shall be irrigated with pop-up rotary heads and all shrub / perennial beds shall be irrigated with a drip system. Contractor may use the following approved manufacturers Hunter, Rainbird or Toro. Provide first year winterization and following spring startup. Landscape contractor shall provide a complete set of "As-Built" plans of the installed irrigation system to the owner.
- Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting, throughout construction and for a period of 60 days after the substantial completion of the installation. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, meadow grass and wildflower areas. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.



7 BIKE RACK DETAIL
NOT TO SCALE



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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R. A. SMITH, INC. 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, INC.

DESCRIPTION	DATE
DISCOUNT TIRE - WIM 10984 MADISON, WI	
LANDSCAPE NOTES AND DETAILS	
<p>© COPYRIGHT 2018 R.A. Smith, Inc. DATE: 08/15/2018 SCALE: NOT TO SCALE JOB NO. 3180166 PROJECT MANAGER: TODD MOSHER DESIGNED BY: ALS CHECKED BY: LJM</p>	
<p>SHEET NUMBER L101</p>	

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION (E. Washington Ave)

SCALE: 1/8" = 1'-0"

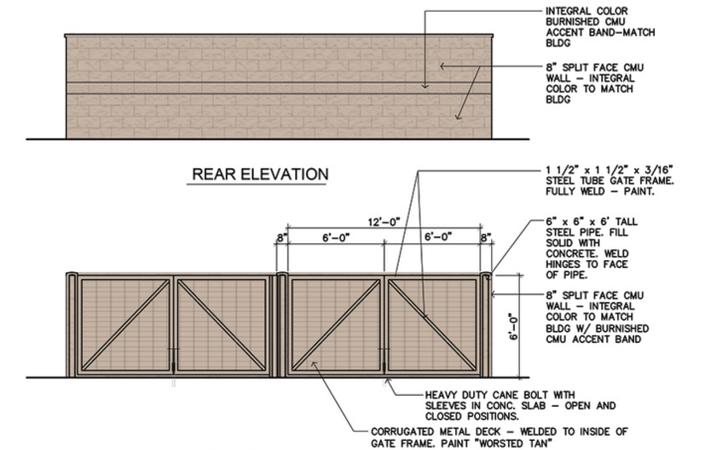
FINISH LEGEND

- A ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- B INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "OAK BARREL"
- C GRAY SPLIT-FACE CMU - PAINTED SHERWIN WILLIAMS #7714 "OAK BARREL"
- D GRAY SPLIT-FACE CMU - PAINT SHERWIN WILLIAMS "ANTIQUE WHITE"
- E PAINT - SHERWIN WILLIAMS #6119 "ANTIQUE WHITE"
- F EIFS. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
- G METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
- H EXPOSED STEEL / EIFS - PAINTED TO MATCH "OAK BARREL"
- I STEEL BOLLARDS - PAINTED TO MATCH "OAK BARREL"
- J HOLLOW METAL DOORS - PAINTED TO MATCH "OAK BARREL"
- K ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "OAK BARREL"
- L STRUCTURAL MASONRY BRICK UNIT BY QUIK-BRICK, 4" HIGH UNITS COLOR: "SANDALWOOD" WITH STD. GRAY GROUT COLOR
- M FABRIC AWNING IN STEEL FRAMES - SUNBRELLA "BURGUNDY" COLOR.

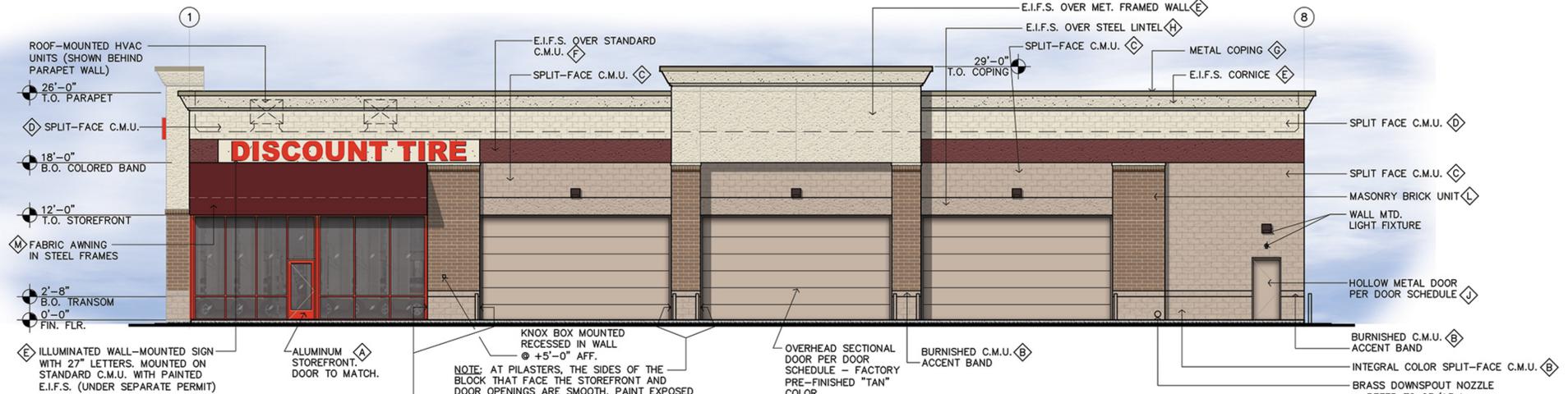


NORTH ELEVATION

SCALE: 1/8" = 1'-0"

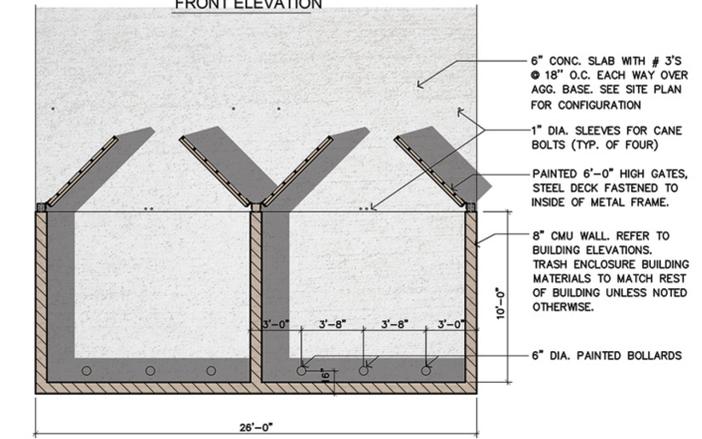


REAR ELEVATION



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"



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COLOR ELEVATIONS

**3729 E. Washington Ave.
MADISON, WI 53704**



Ei Design Inc.
1260 Corona Pointe,
Suite 301
Corona, CA 92879
951-444-5642 (T)
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BUILDING MODEL
ALT - 1L

REVISION -

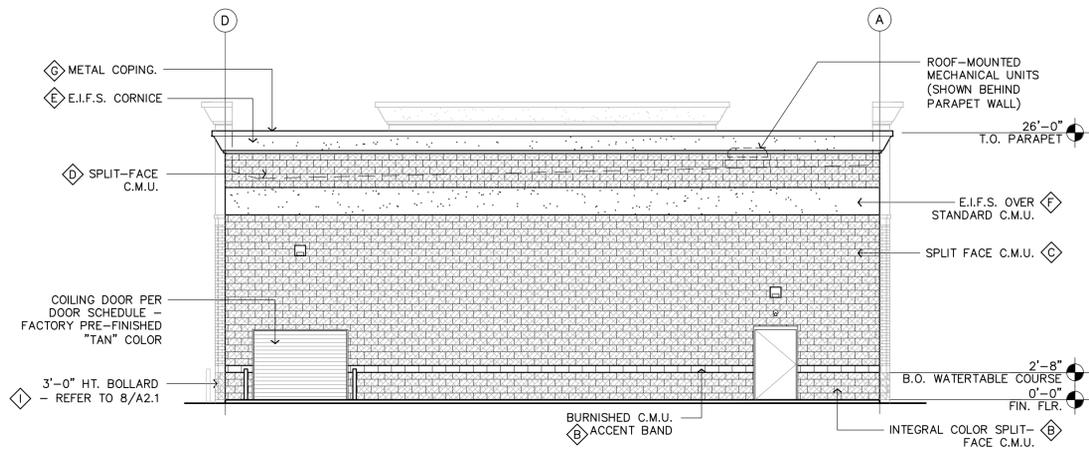
DATE 07.20.18

SCALE AS NOTED

PROJECT NUMBER 2018060075

Sheet No.

A.3



EAST ELEVATION

SCALE: 1/8" = 1'-0"

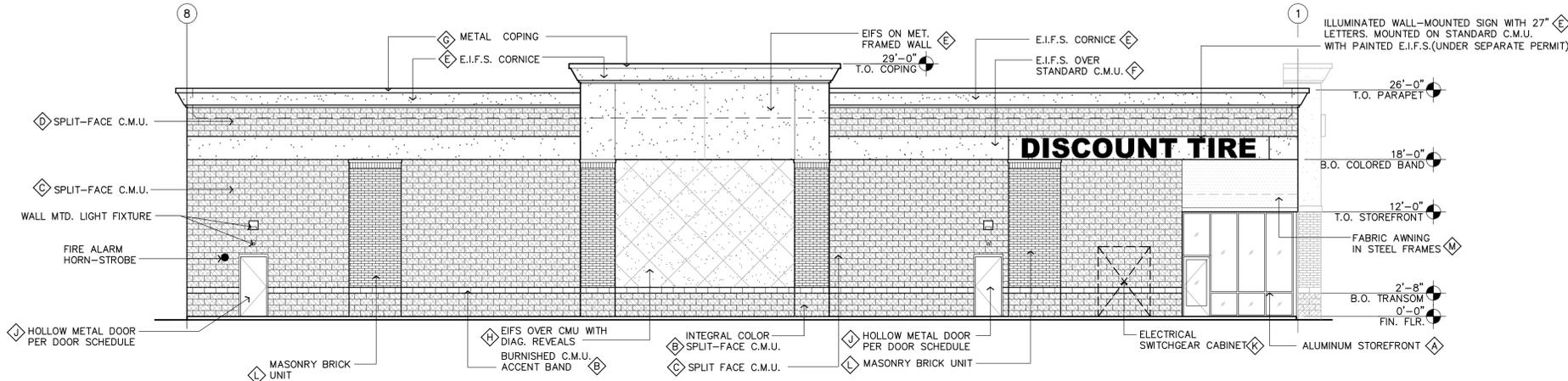


WEST ELEVATION (E. Washington Ave)

SCALE: 1/8" = 1'-0"

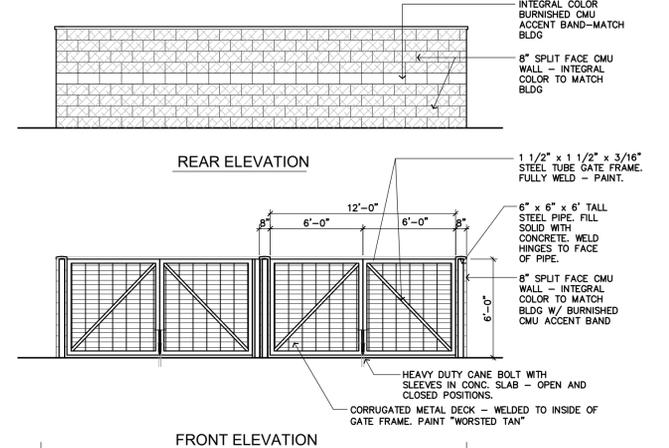
FINISH LEGEND

- Ⓐ ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- Ⓑ INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "OAK BARREL"
- Ⓒ GRAY SPLIT-FACE CMU - PAINTED SHERWIN WILLIAMS #7714 "OAK BARREL"
- Ⓓ GRAY SPLIT-FACE CMU - PAINT SHERWIN WILLIAMS "ANTIQUE WHITE"
- Ⓔ PAINT - SHERWIN WILLIAMS #6119 "ANTIQUE WHITE"
- Ⓕ E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
- Ⓖ METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
- Ⓗ EXPOSED STEEL / EIFS - PAINTED TO MATCH "OAK BARREL"
- Ⓘ STEEL BOLLARDS - PAINTED TO MATCH "OAK BARREL"
- Ⓝ HOLLOW METAL DOORS - PAINTED TO MATCH "OAK BARREL"
- Ⓚ ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "OAK BARREL"
- Ⓛ STRUCTURAL MASONRY BRICK UNIT BY QUIK-BRICK, 4" HIGH UNITS COLOR: "SANDALWOOD" WITH STD. GRAY GROUT COLOR
- Ⓜ FABRIC AWNING IN STEEL FRAMES - SUNBRELLA "BURGUNDY" COLOR.



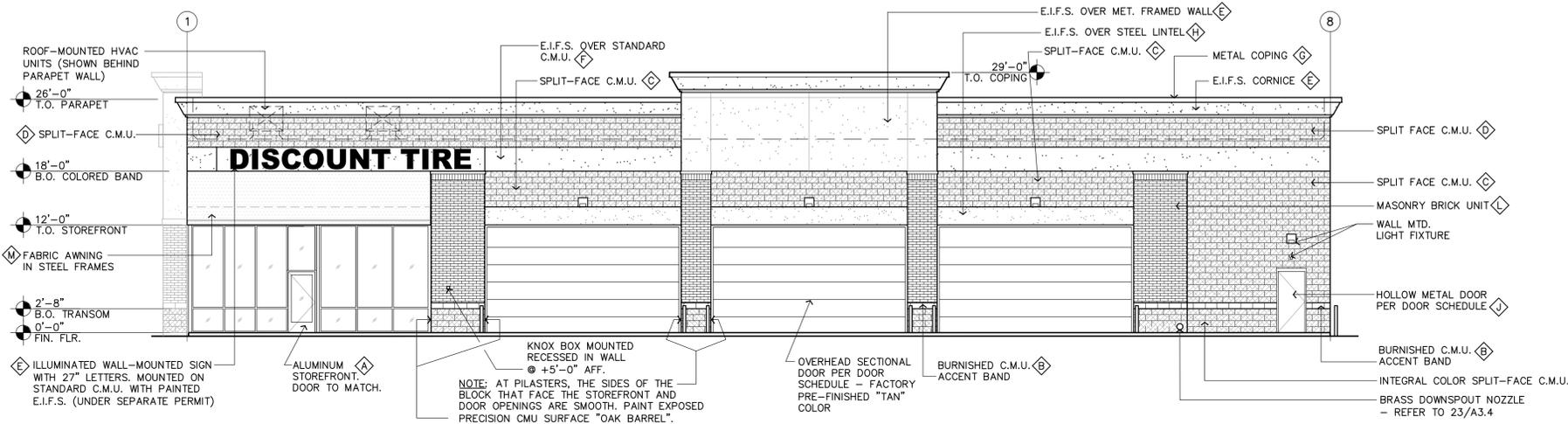
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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CONCEPTUAL ELEVATIONS

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MADISON, WI 53704**



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BUILDING MODEL	ALT - 1L
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Sheet No.

A.2

Subject Property & Adjacent Buildings



Cousin's Subs – 3715 East Washington



Subject Property # 1 – 3729 East Washington



Batteries Plus – 3721 East Washington



Subject Property #2 – 3737 East Washington



Subject Property #1 – 3729 East Washington



Midas – 3757 East Washington

Subject Property & Adjacent Buildings



Commercial Center – 3769 East Washington



Goodyear – 3773 East Washington