

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

AGENDA ITEM # _____

Project # _____

	Action Requested
DATE SUBMITTED: <u>October 12, 2005</u>	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>October 19, 2005</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 7502 West Towne Way

ALDERMANIC DISTRICT: 9 (Paul Skidmore)

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Fox Fire, Inc. (Dean Johnson) PLANNING Design Build, Inc.

307 Williams Street 901 Deming Way, Suite 102

Randolph, WI 53956 Madison, WI 53717

CONTACT PERSON: Lisa Aumann

Address: PLANNING Design Build, Inc.
901 Deming Way, Madison, WI 53717

Phone: 608-836-8055

Fax: 608-836-5818

E-mail address: laumann@planningdesignbuild.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 50,000 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)

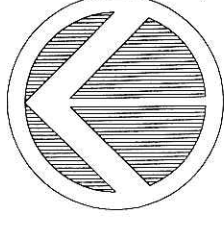
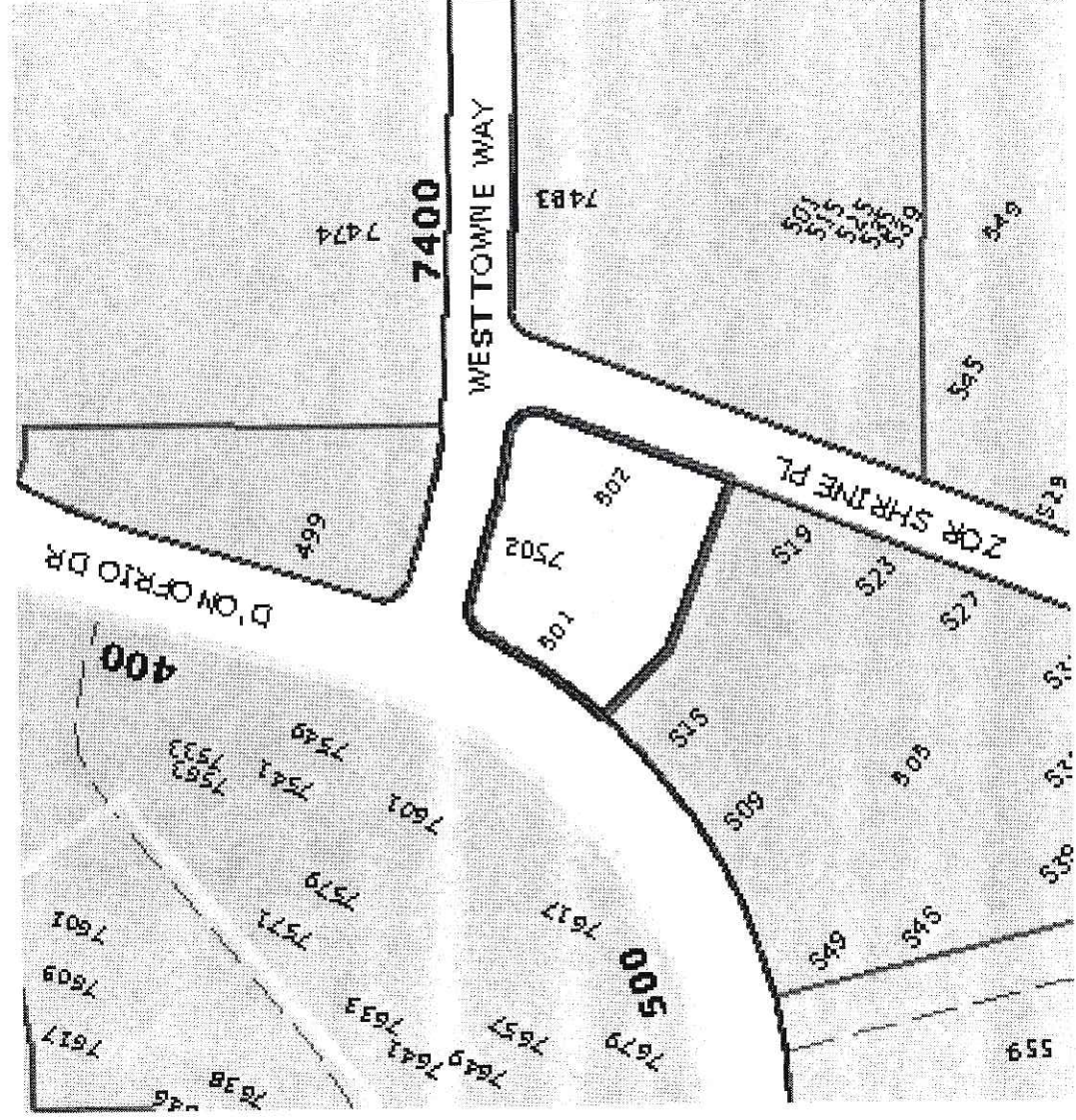
(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



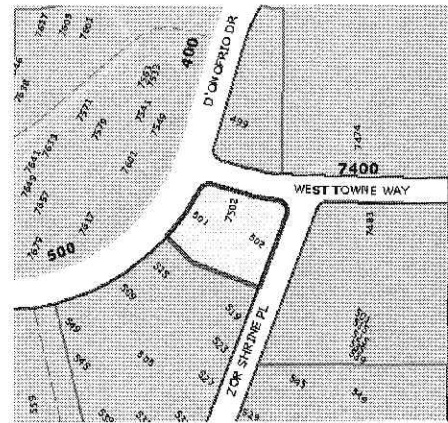
SITE LOCATION MAP



NORTH

ADDRESS:
7502 WEST TOWNE WAY, MADISON, WI

SITE LOCATION MAP



ADDRESS:
7502 WEST TOWNE WAY, MADISON, WI



NEVADA BOB'S GOLF

RETAIL FACILITY

SYMBOLS LEGEND

DRAWING LEGEND		MATERIAL INDICATION	
	PLAN ORIENTATION		ACOUSTIC TILE OR BOARD
	SOLID LINE - ALL ITEMS, EXCEPT AS NOTED BELOW.		BRICK
	DASH LINE - ITEMS HIDDEN, ABOVE, OR TO BE REMOVED.		CONCRETE
	CENTER LINES OF COLUMNS, OR OTHER OBJECT AS NOTED.		CONCRETE BLOCK
	LEASE LINE OR PROP. LINE.		CLAY STONE
	BREAK LINE - MATERIAL TO CONTINUE.		EARTH
	NEW GRADE ELEVATION 72.0'		INSULATION BATT
	EXISTING GRADE ELEVATION 73.0'		INSULATION RIGID
	TOP OF WALL ELEVATION TH 85.0'		METAL - (LARGE SECTION)
	TOP OF CONCRETE TO 85.0'		PLYWOOD
	TOP OF PAVEMENT TO 74.0'		ROCK - COMPACTED FILL
	EXISTING CONTOUR LINE 73.0'		SAND
	NEW CONTOUR LINE 71.5'		WOOD - FINISH
	TEST BORING NUMBER TB-7		WOOD - CONT. FRAMING
	LEVEL LINE OR ELEVATION LINE - 85.0'		WOOD - BLOCKING OR INTERRUPTED
	REVISION NUMBER		
	AREA REVISED		
	SECTION THRU ITEM, WALL, OR DETAIL. SECTION NUMBER IS AT TOP AND DRAWING NUMBER IS AT BOTTOM.		
	NEW COLUMN LINE		
	EXISTING COLUMN LINE		
	DIMENSION TO EDGE / FACE		
	DIMENSION TO CENTERLINE		
	PARTITION TYPE 12		

PROJECT DIRECTORY

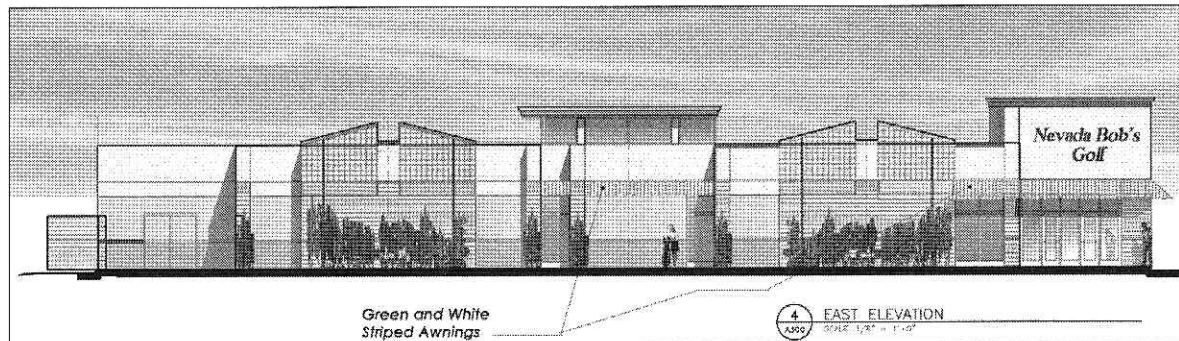
DESIGN-BUILDER
PLANNING DESIGN BUILD, INC.
901 DEMING WAY, SUITE 102
MADISON, WISCONSIN 53717
PHONE: (608) 836-8055
FAX: (608) 836-5818

OWNER
FOX FIRE, INC.
307 WILLIAMS STREET
RANDOLPH, WI 53596

CIVIL
ARNOLD & O'SHERIDAN
CONSULTING ENGINEERS
1111 DEMING WAY SUITE 200
MADISON, WI 53717
PHONE: (608) 821-8500
FAX: (608) 821-8501

LANDSCAPING
THE BRUCE COMPANY OF WISCONSIN, INC.
P.O. BOX 620330
MIDDLETON, WI 53562-0330
PHONE: (608) 836-7041
FAX: (608) 831-6266

BUILDING CODE



BID PACKAGES

INDEX OF DRAWINGS

SHEET	TITLE	SHEET	TITLE	SHEET	TITLE
A001	TITLE SHEET				
A101	SITE PLAN				
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L101	LANDSCAPE PLAN				
A201	FLOOR PLAN				
A300	BUILDING ELEVATIONS				
A301	BUILDING ELEVATIONS - COLORED				
E101	SITE LIGHTING PLAN				

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NEVADA BOB'S GOLF RETAIL FACILITY

7502 WEST TOWNE WAY
MADISON, WI 53717

FOX FIRE, INC.
307 WILLIAMS STREET
RANDOLPH, WI 53596

REVISION DATES:

ISSUE DATES:

UDC FINAL: 10/19/2005

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components. This drawing is **not** for construction.

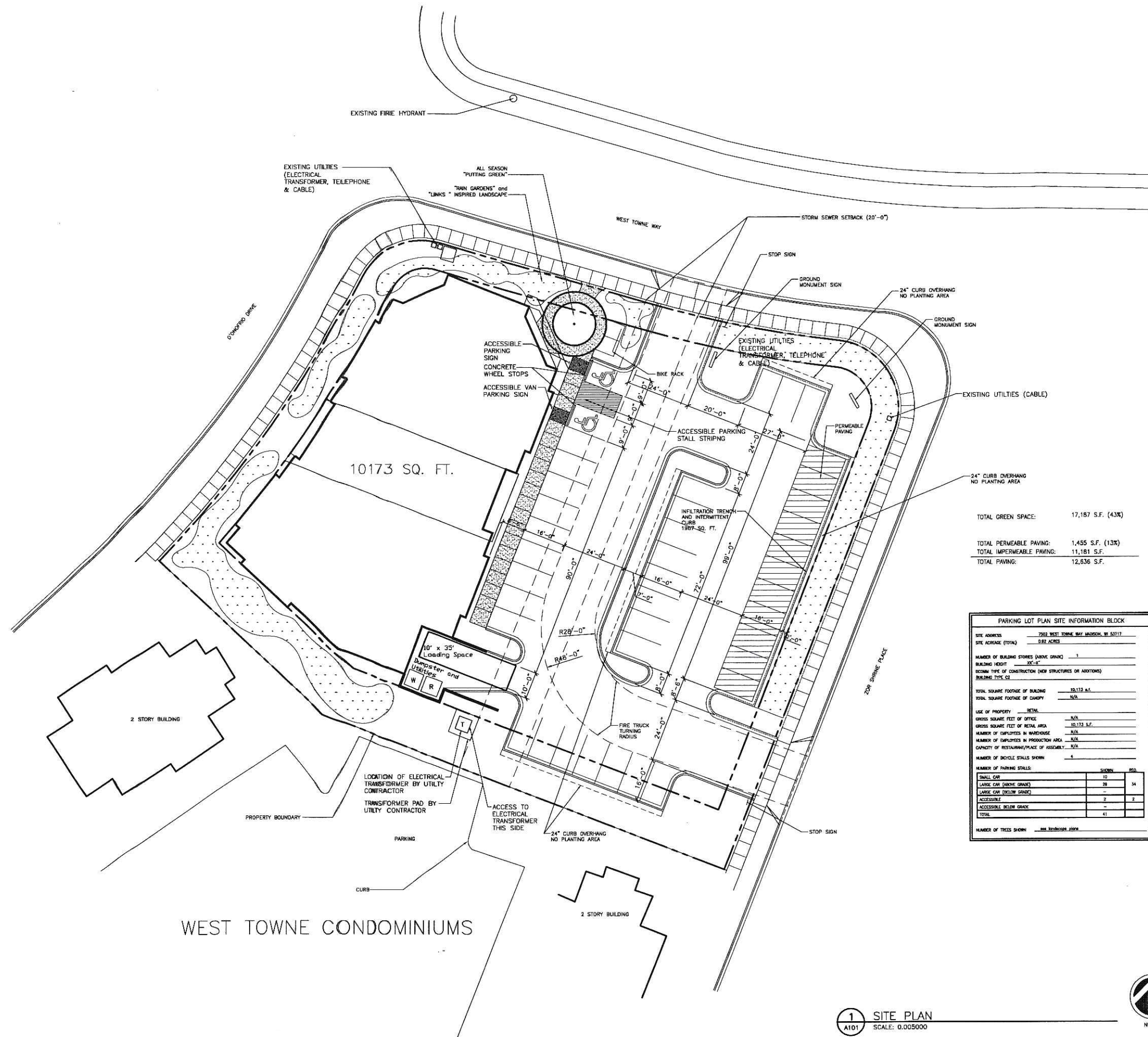
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PROJECT #: 20050100

PLOT DATE: 10/12/2005

SHEET NUMBER

A001



TOTAL GREEN SPACE: 17,187 S.F. (43%)
 TOTAL PERMEABLE PAVING: 1,455 S.F. (13%)
 TOTAL IMPERMEABLE PAVING: 11,181 S.F.
 TOTAL PAVING: 12,636 S.F.

PARKING LOT PLAN SITE INFORMATION BLOCK		
SITE ADDRESS	7503 WEST TOWNE WAY MADISON, WI 53717	
SITE ACREAGE (TOTAL)	0.92 ACRES	
NUMBER OF BUILDING STORES (ABOVE GRADE)	1	
BUILDING HEIGHT	25'-3"	
BASIC TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS)	BUILDING TYPE C2	
TOTAL SQUARE FOOTAGE OF BUILDING	10,173 s.f.	
TOTAL SQUARE FOOTAGE OF CANOPY	N/A	
USE OF PROPERTY	RETAIL	
GROSS SQUARE FEET OF OFFICE	N/A	
GROSS SQUARE FEET OF RETAIL AREA	10,173 S.F.	
NUMBER OF EMPLOYEES IN WAREHOUSE	N/A	
NUMBER OF EMPLOYEES IN PRODUCTION AREA	N/A	
CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY	N/A	
NUMBER OF BICYCLE STALLS SHOWN	4	
NUMBER OF PARKING STALLS:	SHOWN	REQ.
SMALL CAR	10	34
LARGE CAR (ABOVE GRADE)	28	34
LARGE CAR (BELOW GRADE)	-	-
ACCESSIBLE	2	2
ACCESSIBLE BELOW GRADE	-	-
TOTAL	41	41
NUMBER OF TREES SHOWN	see landscape plan	

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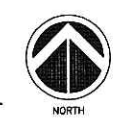
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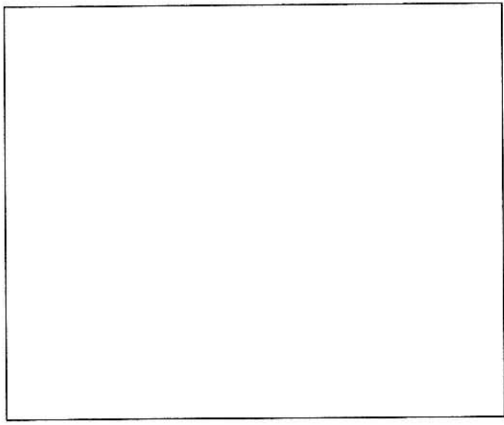
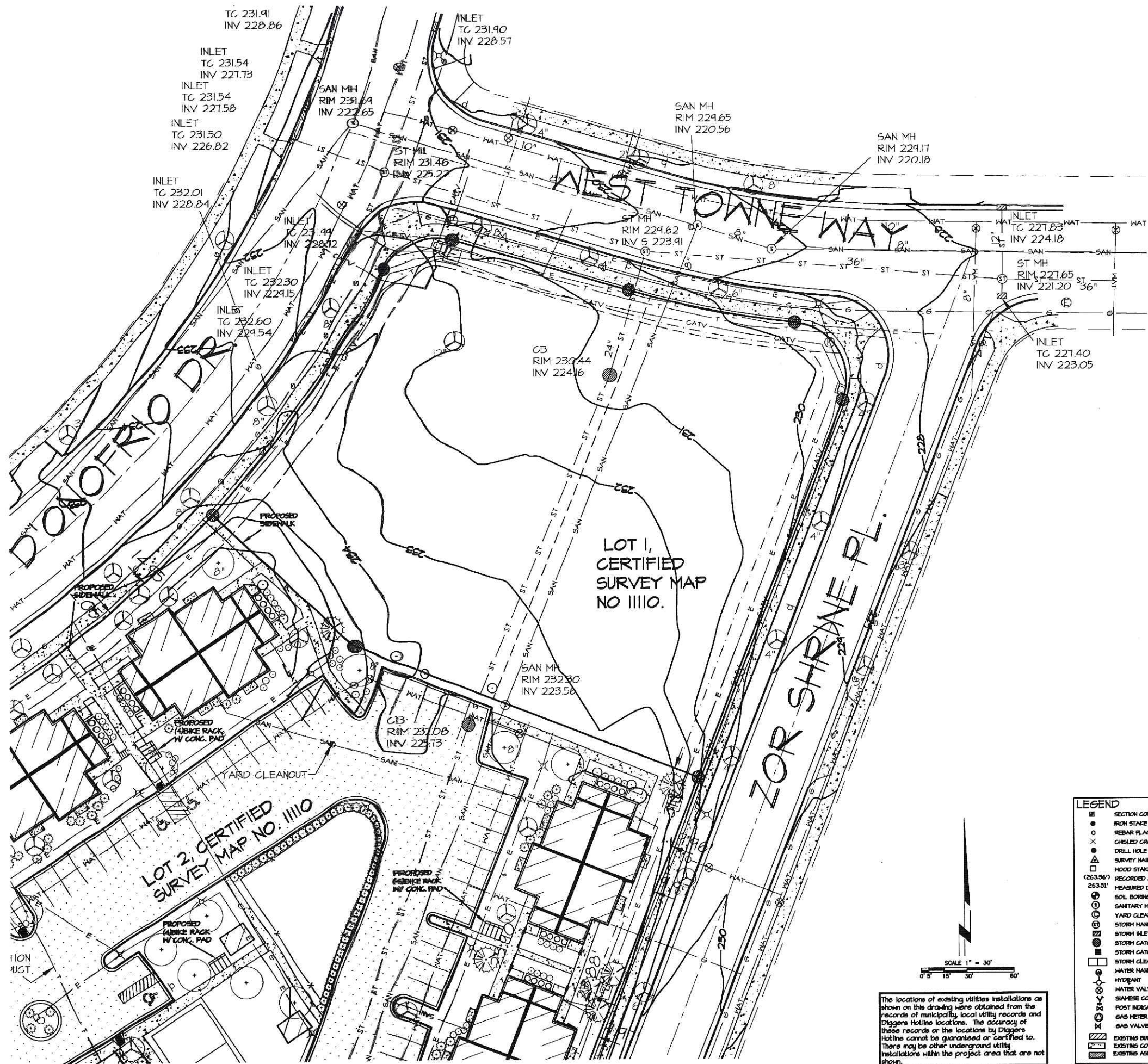
PROJECT #: 20050100
 PLOT DATE: 10/11/2005
 SHEET NUMBER

A101

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1 SITE PLAN
 A101 SCALE: 0.005000





VICINITY MAP

NOTES:
 1. BENCHMARK IS THE TOP NUT OF HYDRANT ON THE NORTH SIDE OF SITE ON WEST TOWNE WAY ELEV. 233.12
 2. ALL ELEVATIONS ARE CITY OF MADISON DATUM
 3. THE CONTOUR INTERVAL IS TWO FEET.
 4. SANITARY SEWER, WATER MAIN AND STORM SEWER INFORMATION IS FROM THE CITY OF MADISON ENGINEERING DIVISION.
 5. GAS AND ELECTRIC INFORMATION IS FROM MADISON GAS & ELECTRIC CO.
 6. THE BASIS FOR THE DRAWING IS THE SCANNED IMAGE OF ARNOLD & O'SHERIDAN, INC. SURVEY NUMBER 96172. THE LOCATION OF THE PROPERTY AND IMPROVEMENTS WAS FIELD VERIFIED.
 7. ALL AREAS NOT OCCUPIED BY UNITS OR LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.
 8. A CONCRETE BOARDING PAD WILL BE INSTALLED ON THE SOUTH SIDE OF WEST TOWNE WAY WITH THE DEVELOPMENT OF LOT 1.

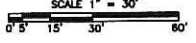
DESCRIPTION FOR AMENDED PUD 60P ZONING (FUTURE CERTIFIED SURVEY MAP, LOT 1):
 LOT 1, CERTIFIED SURVEY MAP NO. 11110, RECORDED AS DOCUMENT NO. 3493232 IN VOLUME 67 OF CERTIFIED SURVEY MAPS, PAGES 14-22, BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 26, T1N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. THIS PARCEL CONTAINS 34,446 SQ. FT. - 0.42 ACRES.
 DESCRIPTION FOR AMENDED PCD-SIP:
 LOT 2, CERTIFIED SURVEY MAP NO. 11110, RECORDED AS DOCUMENT NO. 3493232 IN VOLUME 67 OF CERTIFIED SURVEY MAPS, PAGES 14-22, BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 26, T1N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. THIS PARCEL CONTAINS 134,282 SQ. FT. - 3.08 ACRES.

SURVEYED FOR:
 DEAN JOHNSON
 FOX FIRE, INC.
 307 WILLIAM STREET
 RANDOLPH, WISCONSIN 53456

LOT 1, CERTIFIED SURVEY MAP NO 11110.

LOT 2, CERTIFIED SURVEY MAP NO. 11110

The locations of existing utilities installations as shown on this drawing were obtained from the records of municipality, local utility records and Diggers Hotline locations. The accuracy of these records or the locations by Diggers Hotline cannot be guaranteed or certified to. There may be other underground utility installations within the project area that are not shown.



LEGEND	
SECTION CORNER FOUND	DECIDUOUS TREE
IRON STAKE FOUND	SHRUB
REBAR PLACED	CONIFEROUS TREE
CHISEL CROSS	WAT - BURIED WATER MAIN
DRILL HOLE	SAN - SANITARY SEWER
SURVEY NAIL	ST - STORM SEWER
WOOD STAKE	RD - ROOF DRAIN
RECORDED AS DATA	OH - OVERHEAD WIRES
MEASURED DATA	CATV - BURIED CABLE TV LINE
263.56'	E - BURIED ELECTRIC
SOL BORING	T - BURIED TELEPHONE
SANITARY MANHOLE	FO - FIBER OPTIC
STORM MANHOLE	G - BURIED GAS MAIN
STORM CATCH BASIN	- - - - - CONTOUR
STORM CATCH BASIN	••••• SPOT ELEVATION
STORM CLEAN OUT	CAUTION
WATER MANHOLE	PROPERTY LINE
HYDRANT	EDGE OF WATER
WATER VALVE	NETLAND BOUNDARY
SIAMSE CONNECT	100 YR FLOOD BOUNDARY
POST INDICATOR VALVE	REZONING LINE
GAS METER	UTILITY EASEMENTS
GAS VALVE	
EXISTING BUILDING	
EXISTING CONCRETE	
EXISTING ASPHALT	
LIGHT POLE	
ELECTRICAL OUTLET	
UTILITY POLE	
GUY WIRE / DEAD MAN	
TRAFFIC SIGNAL	
TRAFFIC CONTROL BOX	
ELECTRIC PEDESTAL	
ELECTRIC METER	
ELECTRIC MANHOLE	
TELEPHONE PEDESTAL	
TELEPHONE MANHOLE	
CABLE PEDESTAL	
SPRINKLER HEAD	
BOLLARD	
SKIN	
HONKING HELL	
HANDICAP RAMP	
HANDICAP STALL	
STONE HALL	
FENCE LINE	
EDGE OF TREES	
PROPERTY LINE	
CENTER LINE	

ARNOLD AND O'SHERIDAN INC.
 CONSULTING ENGINEERS
 STRUCTURAL ■ CIVIL ■ HVAC ■ PLUMBING
 ELECTRICAL ■ TELECOMMUNICATIONS
 MADISON, WISCONSIN
 BROOKFIELD, WISCONSIN
 WWW.ARNOLDOSHERIDAN.COM

NEVADA BOB'S GOLF
 WEST TOWNE WAY
 MADISON, WISCONSIN

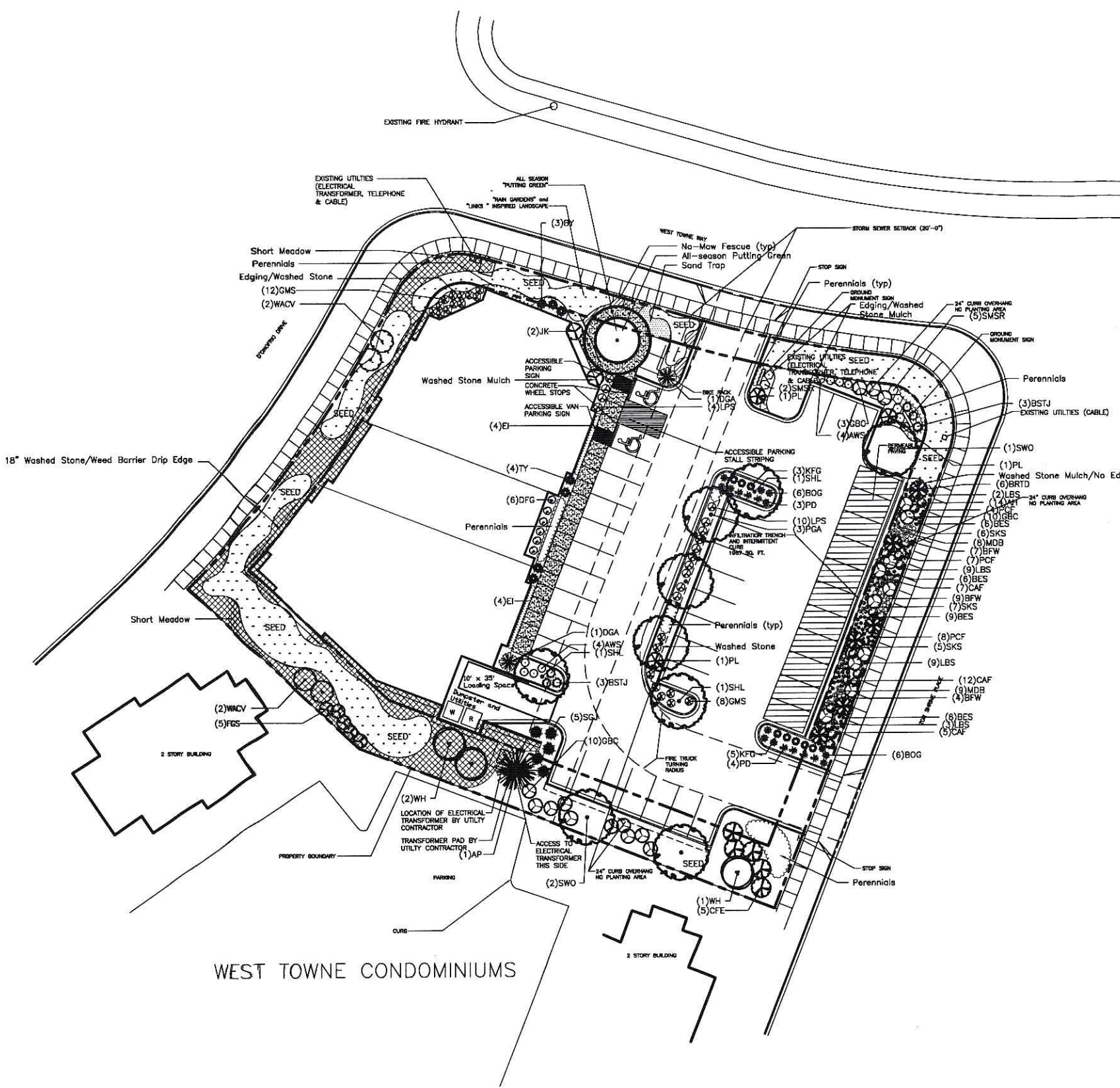
FOX FIRE, INC.

Sheet Title:
SITE SURVEY

Revisions:		
No.	Date:	Description:
1	00-00-00	

Project Number: 050422	Drawn By: FRT
Date Issued: 10-05-05	Reviewed By: FRT

Sheet Number:
SV-1



Plant Material List

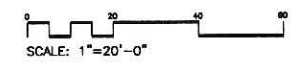
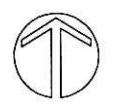
Quantity	Code Name	Common Name	Planting Size
Broadleaf Deciduous			
3	FGA	Patmore Green Ash	2" B&B
2	SHL	Skyline Thnis Honeylocust	2" B&B
3	SWO	Swamp White Oak	2" B&B
3	WH	Washington Hawthorn	6" B&B
Conifer Evergreen			
1	AP	Austrian Pine	5' B&B
3	BY	Berryhill Yew	18" B&B
3	BSTJ	Blue Star Juniper	#2 CONT.
1	DGA	Dark Green Arborvitae	4' B&B
5	SGJ	Sea Green Juniper	#2 CONT.
4	TY	Taunton Yew	18" B&B
Perennial			
29	BES	Black-eyed Susan	#1 CONT.
12	BOG	Blue Oat Grass	#1 CONT.
8	BI	Englemann Ivy	#2 CONT.
20	BFW	Butterfly Weed	#1 CONT.
24	CAF	Cardinal Flower	#1 CONT.
8	KFG	Karl Foerster's Feather Reed Grass	#1 CONT.
23	LBS	Little Bluestem	#1 CONT.
17	MDB	Marshalls Delight Beebalm	#1 CONT.
7	PD	Prairie Dropseed	#1 CONT.
19	PCF	Purple Coneflower	#1 CONT.
18	SKS	Sweet Kate Spiderwort	#1 CONT.
Shrub			
14	AH	Annabelle Hydrangea	#2 CONT.
4	AWS	Anthony Waterer Spirea	#2 CONT.
6	BRTD	Bailey Red Twigged Dogwood	#5 CONT.
5	CFE	Chicago Fire Winged Euonymus	#5 CONT.
6	DFG	Dwf Fothergilla	#2 CONT.
5	FGS	Fragrant Sumac	#3 CONT.
23	GBC	Glossy Black Chokeberry	#5 CONT.
20	GMS	Gold Mound Spirea	#2 CONT.
2	JK	Japanese Kerria	#3 CONT.
14	LPS	Little Princess Spirea	#2 CONT.
3	PL	Pallidin Lilac	#5 CONT.
7	SMSR	Scarlet Meidiland Rose	#2 CONT.
4	WACV	Wentworth Amer Crnby Viburnum	#5 CONT.

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS	POINTS
NUMBER OF PARKING STALLS	40
NUMBER OF 2" MIN. CAL. TREES REQUIRED	3
NUMBER OF LANDSCAPE POINTS REQUIRED	192
NUMBER OF LOADING AREAS @ 75 PTS	75
TOTAL POINTS REQUIRED	257
SOLUTION	
6 CANOPY TREES (2"-2 1/2") @ 35 PTS.	210
1 CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2"-2") @ 15 PTS.	15
40 DECIDUOUS SHRUBS @ 2 PTS.	80
10 EVERGREEN SHRUBS @ 3 PTS.	30
2 EVERGREEN TREES (3' HT.) @ 15 PTS. (PER 10 L.F.)	30
DECORATIVE WALL OR FENCE @ 5 PTS. (PER 10 L.F.)	—
EARTH BERM (PER 10 L.F.)	—
AVERAGE HEIGHT - 30" @ 5 PTS.	—
AVERAGE HEIGHT - 15" @ 2 PTS.	—
TOTAL POINTS	385

GENERAL NOTES

- A) Areas labeled "Washed Stone Mulch" to receive 1-1/2" washed gravel spread to a 3" depth over fabric weed barrier.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Plastic Edging" to be Valley View Black Diamond Edging or equivalent.
- D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- E) Areas labeled "Seed" shall receive a mixture of the following types:
 40% Palmer Ryegrass
 20% Baron Bluegrass
 20% Nassau Bluegrass
 20% Pennlawn Creeping Red Fescue
- F) Short Meadow to be Midwest Meadow Mix by Old's Seed Co. Install per manufacturer's instructions.



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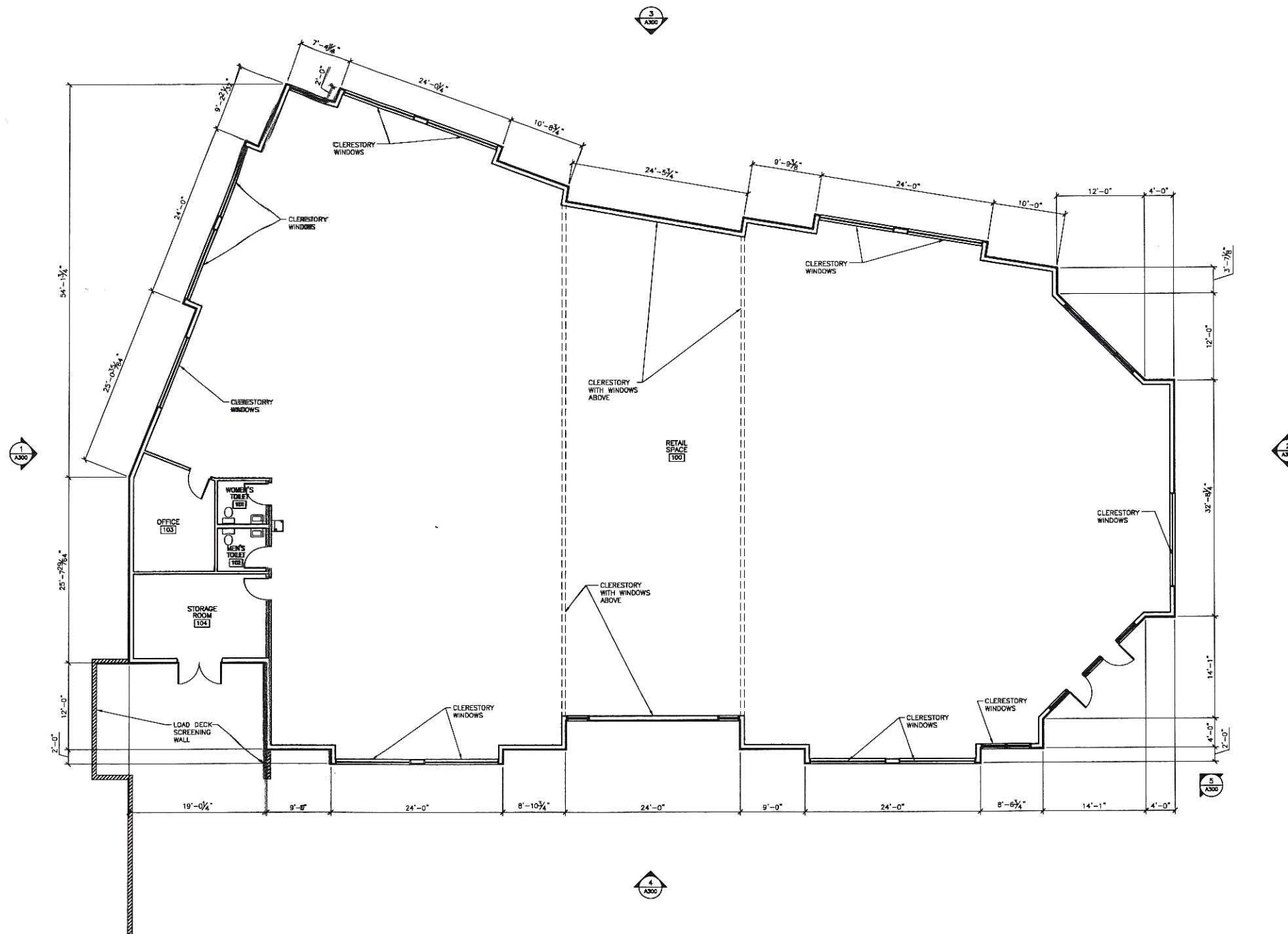
REVISION DATES:
 09/20/05 LANDSCAPE PLAN
 10/01/05 LANDSCAPE PLAN

ISSUE DATES:

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DRAWING NUMBER
L101

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 307 WILLIAMS STREET
 RANDOLPH, WI 53596

REVISION DATES:

NO.	DATE	DESCRIPTION

ISSUE DATES:

NO.	DATE	DESCRIPTION

Schematic Design Phase:

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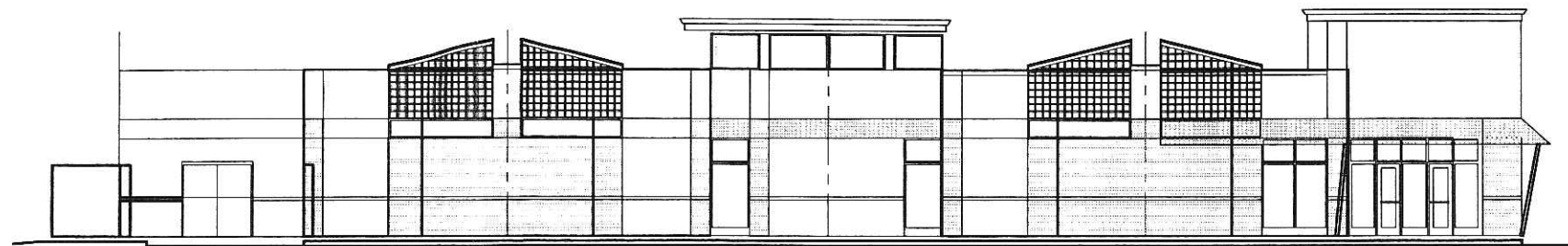
SHEET NUMBER

A201

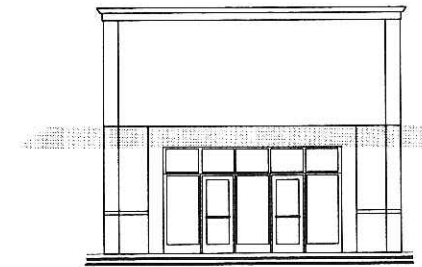
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1 FIRST FLOOR PLAN - ARCHITECTURAL
 A201 SCALE: 1/8" = 1'-0"

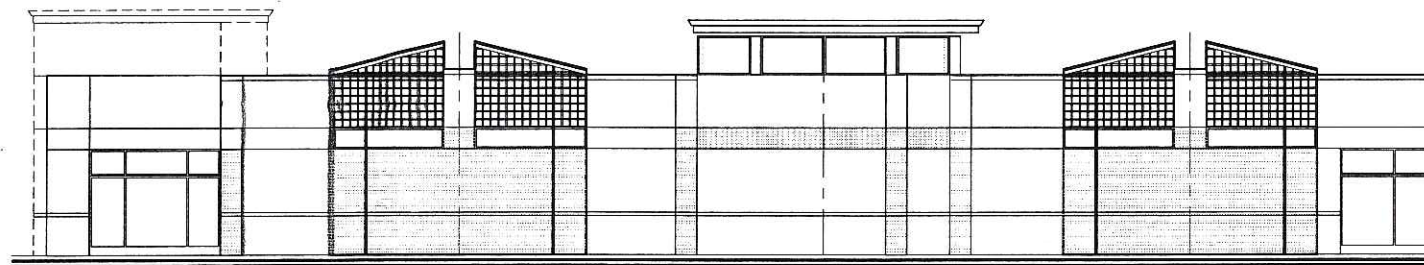




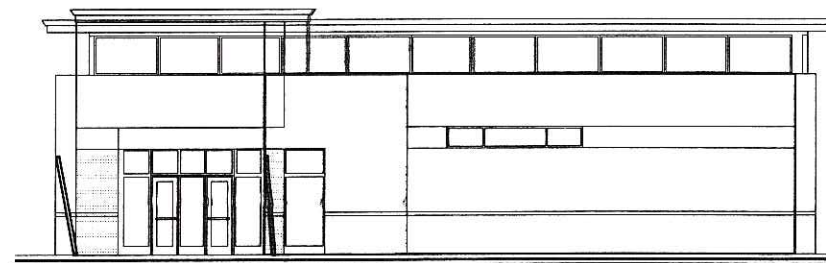
4 EAST ELEVATION
A300 SCALE: 1/8" = 1'-0"



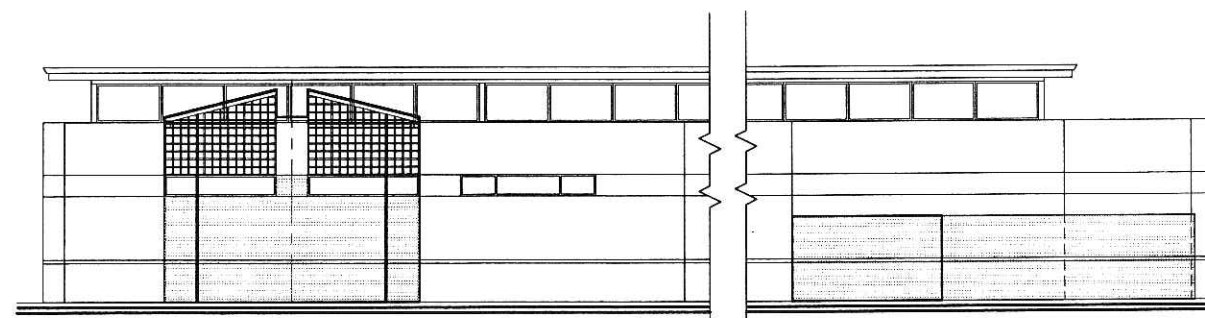
5 NORTHEAST ENTRY ELEVATION
A300 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A300 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A300 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A300 SCALE: 1/8" = 1'-0"

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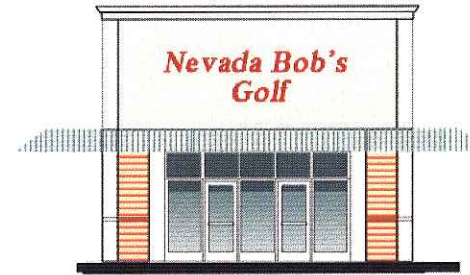
SHEET NUMBER

A300

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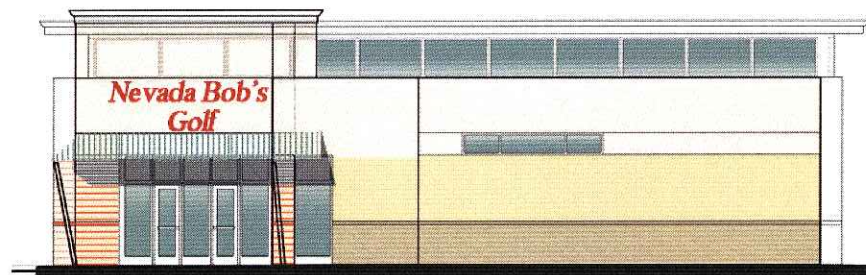
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A300 SCALE: 1/8" = 1'-0"



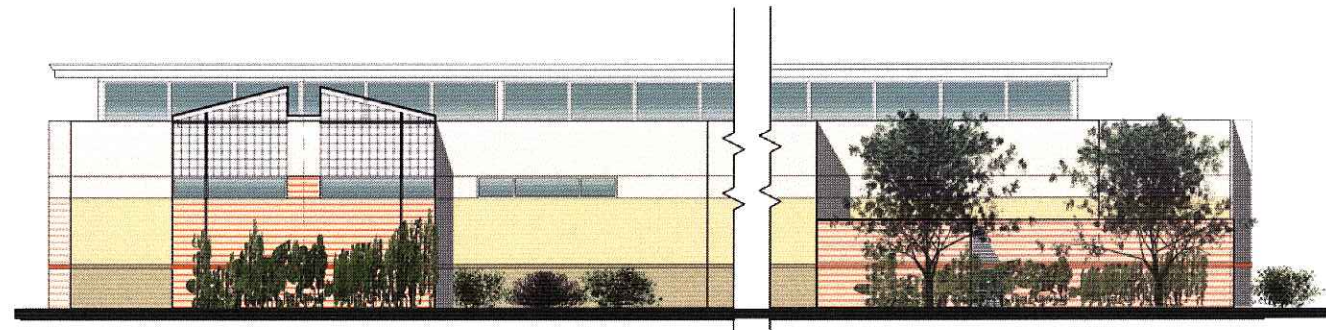
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A300 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A300 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A300 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A300 SCALE: 1/8" = 1'-0"

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MADISON, WI 53717

FOX FIRE INC.
307 WILLIAMS STREET
RANDOLPH, WI 53956

REVISION DATES:

ISSUE DATES:

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

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PROJECT #: 20050100

PLOT DATE: 10/07/2005

SHEET NUMBER

A300

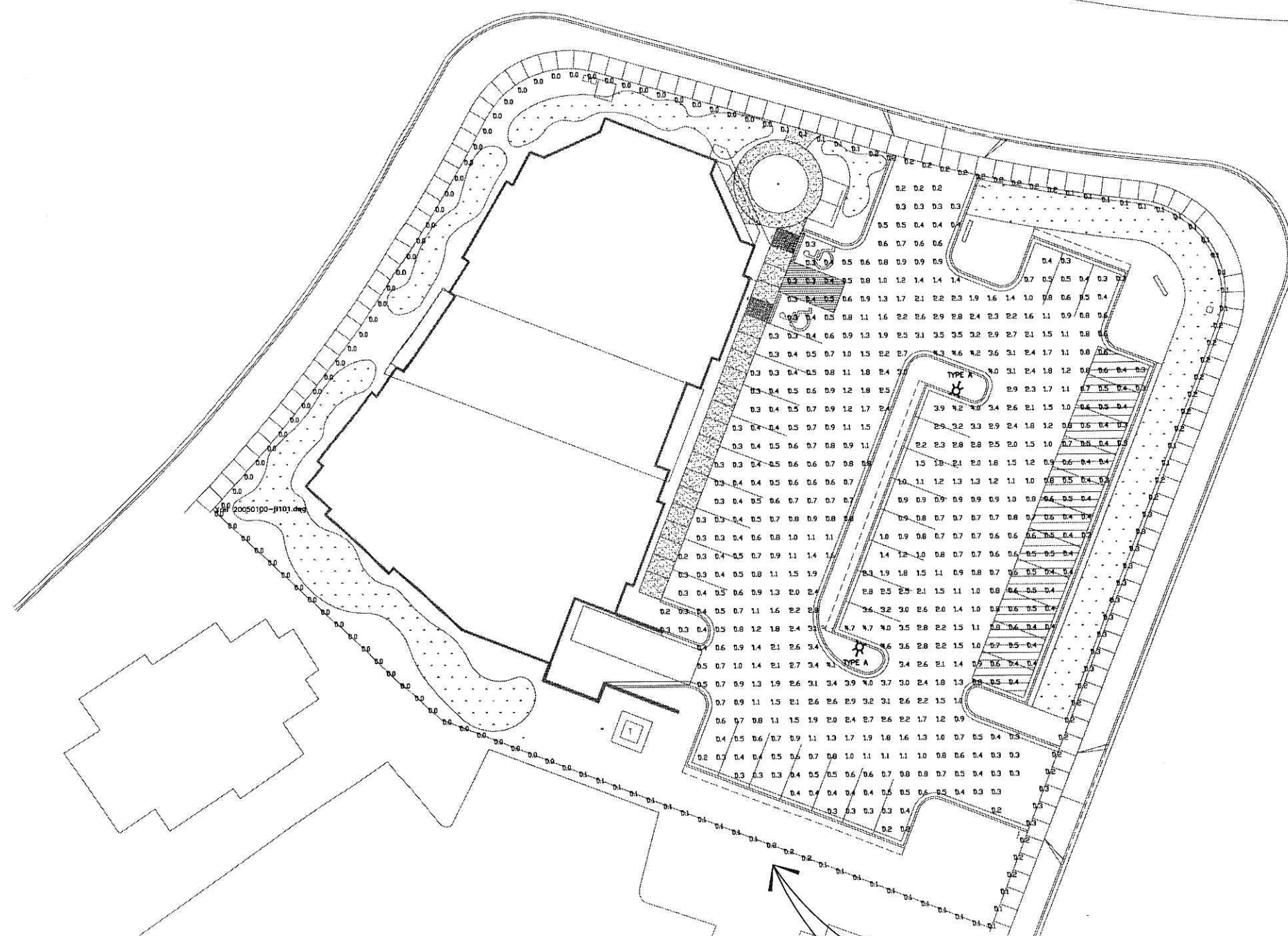
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Commercial Real Estate Services



WEST TOWNE CONDOMINIUMS

LIGHT TRESPASS:
ILLUMINANCE LEVELS ARE MEASURED VERTICALLY AT 4'-0" ABOVE THE PROPERTY LINE.

IESNA RP-33 RECOMMENDED MAXIMUM LEVEL = 0.3FC FOR ZONE E2, LOW AMBIENT BRIGHTNESS, PRE CURFEW

SITE ILLUMINANCE STATISTICS: (CITY OF MADISON, LOW LEVEL ACTIVITY)

MIN. FOOTCANDLES ON PAVEMENT	AVERAGE FOOTCANDLES ON PAVEMENT	UNIFORMITY RATIO AVE/MIN	WATTS/SQFT LIGHTING LOAD
0.2FC	1.17FC	5:1	.025 W/SQFT

LIGHT FIXTURE SCHEDULE:

TYPE A: KIM LIGHTING ARCHITYPE, SAR, 150 WATT HIGH PRESSURE SODIUM, 20'-0" MOUNTING HEIGHT.

1 SITE LIGHTING PLAN
SCALE: 1/16" = 1'-0"



PLANNING
DESIGN BUILD TEAM

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NEVADA BOB'S GOLF RETAIL FACILITY

7502 WEST TOWNE WAY
MADISON, WI 53717

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PROJECT #: 20050100
PLOT DATE: 10/12/2005
SHEET NUMBER

E101