

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): _____

Title: _____

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

UDC meeting date requested _____

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)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Project contact person _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Property owner (if not applicant) _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- 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)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

Application Form

- 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.

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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

N/A **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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 _____ on _____.
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.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner _____ Date _____

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

Urban Design Districts: \$350 (per [§33.24\(6\) 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 Sign Modifications (of 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

October 2nd, 2023

City of Madison - Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: City of Madison – Dane County – Men’s Homeless Shelter
UDC Initial Approval Letter of Intent – 1904 Bartillon Drive (formerly 1902 Bartillon Drive)

Dear Urban Design Commission:

Please see the attached initial approval submittal packet for the City of Madison and Dane County Men’s Homeless Shelter. This packet outlines the design concepts for the development of a new purpose-built homeless shelter located on Bartillon Drive. We appreciate the opportunity to present our designs and receive your feedback prior to our forthcoming final UDC submission.

Project & Site:

The proposed project consists of a single, two-story building with a 22,625 GSF footprint, totaling 43,605 sf. There is a 42’ easement along Stoughton Road.

Zoning:

The proposed project is a permitted use as a mission house in Commercial Center District (CC) zoning. Additionally, the project is in a Transit Oriented Development Overlay (TOD) district.

Thank you for your time and consideration. We look forward to the opportunity to present our project on November 1st.

Regards,
-Matthew Latorella

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

p 608.829.4444

f 608.829.4445

Project Team:

Owner:

City of Madison / Dane County partnership

City of Madison
Madison Municipal Building
215 Martin Luther King Jr. Blvd.
Madison, WI 53703
Jon Evans (jevans@cityofmadison.com)
Bryan Cooper (bcooper@cityofmadison.com)

Dane County
City-County Building, Room 426
210 Martin Luther King Jr. Blvd.
Madison, WI 53703
Casey Becker (becker.casey@countyofdane.com)

Operator:

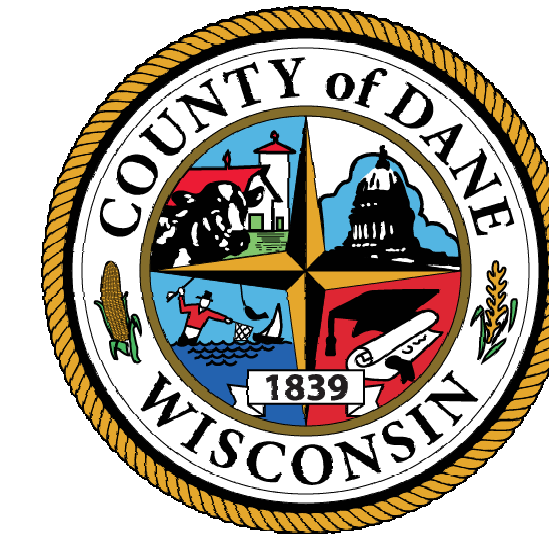
Porchlight
306 North Brooks St.
Madison, WI 53715
Karla Thennes (kthennes@porchlight.org)
Kim Sutter (ksutter@porchlight.org)

Architect:

Dimension IV Madison Design Group
6515 Grand Teton Plaza; Suite 120
Madison, WI 53719
Carl Miller (cmiller@dimensionivmadison.com)
Jim Gersich (jgersich@dimensionivmadison.com)

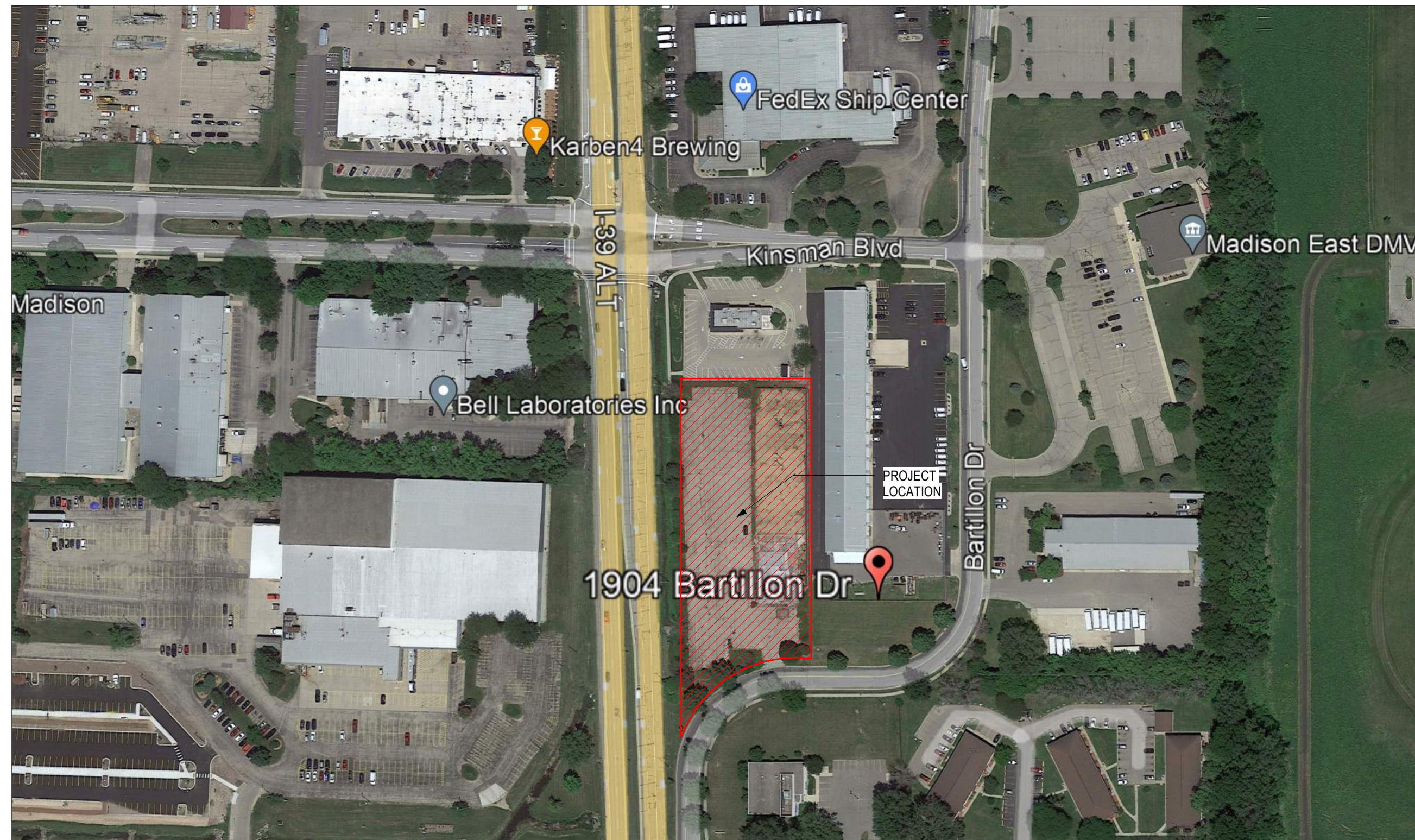
Civil Engineer &
Landscape Architecture:

Snyder and Associates
5010 Voges Road
Madison, WI 53718
Scott Anderson (sanderson@snyder-associates.com)
Andy Meessmann (ameessmann@snyder-associates.com)



CITY OF MADISON - DANE COUNTY - MEN'S HOMELESS SHELTER

1904 BARTILLON DRIVE,
MADISON, WI



PROJECT/BUILDING DATA	
NEW 2 STORY - HOMELESS SHELTER SERVING PRIMARILY MEN	
BUILDING AREAS	
TOTAL BUILDING AREA	= 51,095 GSF
FIRST FLOOR AREA	= 22,625 GSF
FIRST FLOOR PATIO AREA	= 3,795 GSF
FIRST FLOOR TOTAL AREA	= 26,420 GSF
SECOND FLOOR AREA	= 20,980 GSF
SECOND FLOOR PATIO AREA	= 3,695 GSF
SECOND FLOOR TOTAL AREA	= 24,675 GSF

G1	COVER SHEET
V1	SITE SURVEY
G2	SITE PHOTOS
G3	SITE PLAN CONTEXT
G4	ADJACENT BUILDINGS
C 300	SITE PLAN
C 301	DIMENSION SITE PLAN
L 200	MULCH, SEED, AND SOD PLAN
L 201	PLANTING PLAN
A1	PROPOSED BUILDING PLAN
A2	PROPOSED BUILDING MASSING ELEVATIONS
A3	PROPOSED BUILDING MASSING ELEVATIONS
A4	PROPOSED BUILDING MASSING 3D
A5	PROPOSED BUILDING MASSING 3D
A6	PROPOSED BUILDING MASSING 3D

Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Trauma Informed
Design Consultant :

Shopworks Architecture
301 West 45th Avenue, Denver, Colorado
p: 303.433.4094 www.shopworksarc.com

Civil Engineering & Landscape
Architecture:

Snyder and Associates
5010 Voges Rd, Madison, WI 53718
p: 608.838.0444 www.snyder-associates.com

Structural Engineering:

Oneida Total Integrated Enterprises
5100 Eastpark Blvd Suite 300, Madison, WI 53718
p: 608.243.6470 www.otie.com

Mechanical, Electrical,
Plumbing and Fire Protection:

IBC Engineering
N8 W22195 Johnson Dr, Suite 180, Waukesha, WI 53186
p: 262.549.1190 www.ibcengineering.com

Technology, Security Design :

Convergent Technologies Design Group
448 W 37th Street, 7D, New York NY 10018
p: 646.475.5116 www.ctdgin.com

Food and Laundry Design :

Stewart Design Associates
5325 Wall Street, Suite 2600, Madison, WI 53718
p: 608.271.8554 www.stewdesign.com

LEED and
Sustainability :

HabLab
Madison, WI 53703
www.hablab.llc

Project Owner:

City of Madison & Dane County Partnership
251 Martin Luther King Jr. Blvd. Madison, WI 53703
p: 608.266.4071 www.cityofmadison.com

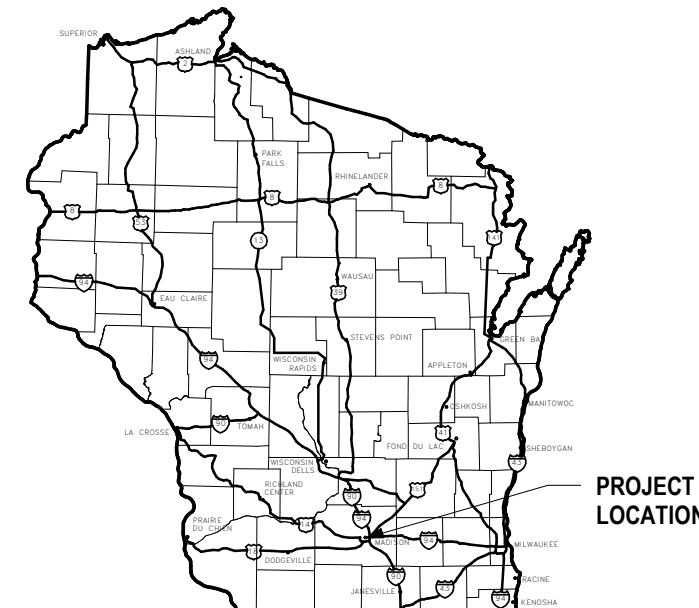
Shelter Operator:

Porchlight
306 North Brooks St., Madison, WI 53719
p: 608.257.2534 www.porchlightinc.org

NEIGHBORHOOD MAP



CITY MAP

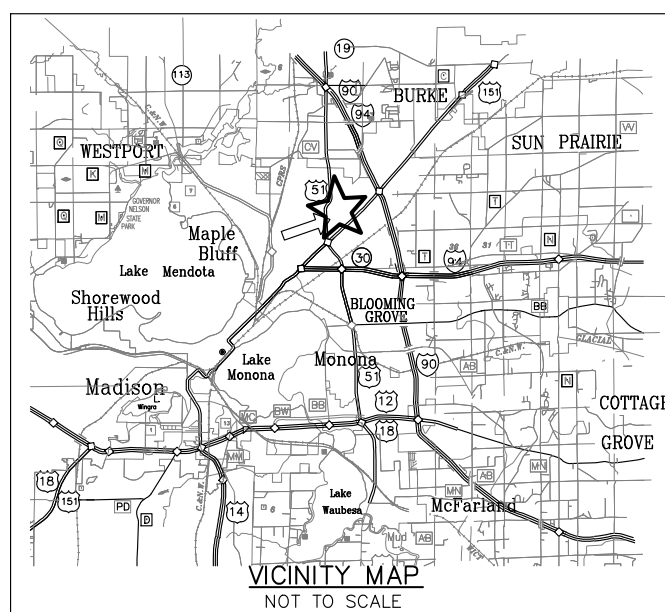


STATE MAP

11/01/2023

UDC INITIAL APPROVAL
PROJECT # 22061

G1



DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

LEGEND

- 1.25" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- × 851.2 SPOT ELEVATION
- OH OVERHEAD UTILITY WIRE
- BURIED GAS LINE
- WM WATER MAIN
- SAN SANITARY SEWER
- ST STORM SEWER
- UT BURIED TELEPHONE
- UE BURIED ELECTRIC
- UTV BURIED CABLE ACCESS TELEVISION LINE
- FO BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- GAS METER
- AC AIR CONDITIONER
- TV PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- BOLLARD
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- ROUND CATCH BASIN
- STORM SEWER STRUCTURE
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE (DBH IN INCHES)
- CONIFEROUS TREE (DBH IN INCHES)
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

SURVEYED FOR :
 City of Madison

SURVEYED BY :
Burse
 surveying & engineering inc

2801 International Lane, Suite 101
 Madison, WI 53704 GO8.250.9263
 Fax: GO8.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

Date: June 17, 2022
 Plot View: ALTA
 \BSE2586.dwg\Survey\BSE2586 v2018.dwg

ALTA/NSPS LAND TITLE SURVEY

PART OF LOTS 6, 7, AND 8, KINSMAN BUSINESS PARK, AS RECORDED IN VOLUME 56-74B OF PLATS, ON PAGE 218, AS DOCUMENT NUMBER 2166104, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



DESCRIPTION FURNISHED: - PER TITLE REPORT

PARCEL I:
 PART OF LOTS SIX (6) AND SEVEN (7), KINSMAN BUSINESS PARK, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 02°27'28" WEST, 358.28 FEET; THENCE NORTH 89°30'10" EAST, 211.43 FEET; THENCE SOUTH 02°29'50" EAST, 297.90 FEET; THENCE SOUTH 89°27'25" WEST, 32.70 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 177.50 FEET AND A CHORD WHICH BEARS SOUTH 65°10'56" WEST, 145.94 FEET; THENCE SOUTH 89°27'25" WEST, 33.48 FEET TO THE POINT OF BEGINNING.

PARCEL II:
 PART OF LOTS SEVEN (7) AND EIGHT (8), KINSMAN BUSINESS PARK, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF SAID KINSMAN BUSINESS PARK; THENCE NORTH 02°27'28" WEST, 358.28 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 02°27'28" WEST, 123.34 FEET; THENCE NORTH 89°30'10" EAST, 215.65 FEET; THENCE SOUTH 02°29'50" EAST, 123.27 FEET; THENCE SOUTH 89°30'10" WEST, 211.43 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

To: City of Madison and First American Title Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9 and 16 of Table A thereof. The fieldwork was completed on May 18, 2022.

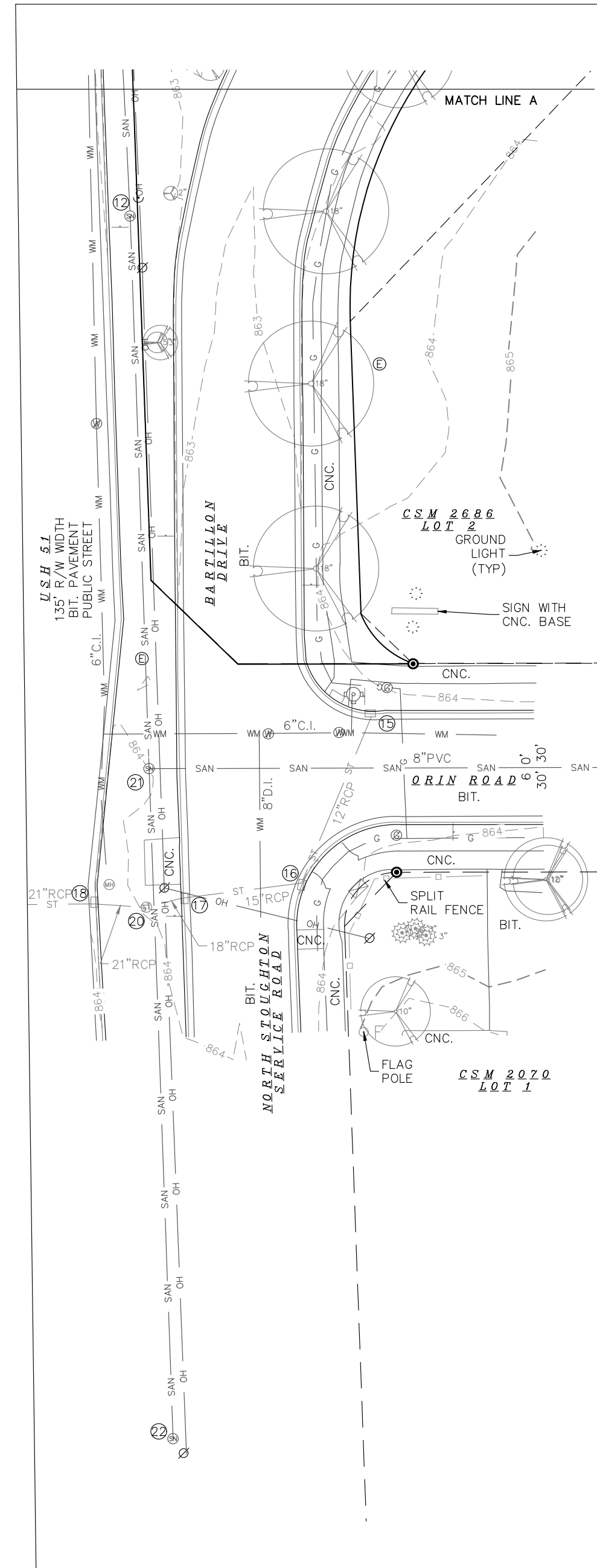
Dated this _____ day of _____, 2022.

Signed:

Michelle L. Burse, P.L.S. No. 7020
 EMAIL: MBURSE@BSE-INC.NET



NUMBER	INCH	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION
1	863.48	VI	861.81			Catch Basin, North end of parking lot
2	863.35	VI	866.95			Catch Basin, Middle of parking lot
3	863.33	VI	869.98			Catch Basin, South end of parking lot
4	863.18	VI	865.73	E	860.78	Storm Manhole, in walk, S Side Barillion, ~10' E of lot
5	865.22	VI	858.14	E	858.17	Sanitary Manhole, W Barillion, ~200' E of lot
6	862.83	MM	866.12	UV	860.84	Curb Inlet, S Side Barillion, near SW corner of lot
7	862.87	VI	869.82	MM	868.74	Curb Inlet, N Side Barillion, near SW corner of lot
8	862.48	VI	868.72	VI	869.89	Reckangle Catch Basin, near SW of corner
9	863.71	E	858.05	VI	858.87	Curb Inlet, W Hwy 51, near SW of corner
10	863.36	DO	858.21	S	864.43	Curb Inlet, W Hwy 51, North from SW of corner
11	864.78	E	858.48	S	866.28	Sanitary Manhole, near SW of corner
12	864.23	E	857.78	N	857.50	Sanitary Manhole, South from SW of corner
13	862.79	E	857.78	N	857.50	Sanitary Manhole, near NW of corner
14	864.88	S	858.53	N	858.17	Sanitary Manhole, North from SW of corner
15	863.81	VI	860.15	NE	860.74	Curb Inlet, NE Quad Crib & Barillion
16	863.44	VI	860.15	NE	860.74	Curb Inlet, SE Quad Crib & Barillion
17	863.87	E	860.27	VI	860.32	Curb Inlet, SW Quad Crib & Barillion
18	864.33	VI	859.98	E	860.08	Curb Inlet, E side NB 51, near SW Quad Crib & Barillion
19	864.73	N	858.58	E	858.55	Curb Inlet, W side NB 51, near SW Quad Crib & Barillion
20	863.84	E	860.38	VI	860.34	Storm Manhole, in grass near SW Quad Crib & Barillion
21	864.82	N	854.02	E	854.22	Sanitary Manhole, in grass near SW Quad Crib & Barillion
22	864.70	N	854.85	S	854.90	Sanitary Manhole, in terrace, south from Crib & Barillion
23	865.11	VI	857.81	N	857.86	Sanitary Manhole, in Crib & Barillion, East from Barillion



NOTES:

- Dates of field work: May 10, May 16, May 18, May 31, 2022, June 09, and June 17, 2022.
- Total Parcel Area: 92,324 SQ. FT.
- Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Number 2022203424, 2022224529, drawings obtained from City of Madison, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. BURSE does not warrant the location of underground utilities. Before excavations are performed contact Digger's Hotline.
- No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon, as they were not observed during the course of the survey.
- All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts in public or private records.
- There are 131 regular parking stalls and 5 Accessible parking stalls.
- There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- Elevations are based upon NAVD83 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WSCORS Network, WI GEOID 12B.
- By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 55025C0427H, dated 9/17/2014.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number NCS-1086426-MAD dated 08/31/2021 from First American Title Company, which references the following (numbers below match items in Schedule B, Part II, Exceptions of Commitment): [Surveyor's notes are in brackets]
- Easements for public utilities, water main and incidental purposes disclosed by the plat of Kinsman Business Park. [shown]
- Drainage swale requirement as noted on plat of Kinsman Business Park. [NOTE FROM PLAT: Arrows indicate the direction of drainage swale construction during grading. Drainage swales shall be maintained by the lot owner unless modified with the approval of the city engineer.]
- No vehicular access along U.S. Highway 51 and a portion of Kinsman Boulevard as disclosed by plat of Kinsman Business Park. [shown]
- Notations set forth on plat of Kinsman Business Park, stating:
 i) Developer shall obtain the approval of city engineer for storm water detention plan in accordance with Chap. 37 of Madison General Ordinances prior to issuance of building permits for Lots 2 through 7. The storm water detention plan shall be developed using the runoff from all the lots in this final plat including Lots 1 and 8. [general in nature and cannot be mapped]
 ii) As owner, I hereby restrict Lots 1, 6, 7, and 8 in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with U.S. Highway 51. It being expressly intended that this restriction shall constitute restrictions for the benefit of the public according to Section 238.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation. [general in nature and cannot be mapped]
- Existing structure disclosed on plat of Kinsman Business Park. [Structure is no longer on site]
- Building set-back line shown on the Plat of Kinsman Business Park. Location: Westerly 42 feet. [shown]
- Covenants, conditions and restrictions contained in an instrument Recorded: October 18, 1989 Volume 13440 of Records, Page 34, as Document No. 2167691. [general in nature and cannot be mapped]
- Covenants, conditions and restrictions contained in an instrument Recorded: January 5, 1990 Volume 13728 of Records, Page 13, as Document No. 2179710. [general in nature and cannot be mapped]
- Covenants, conditions and restrictions contained in an instrument Recorded: June 19, 1995 Volume 30088 of Records, Page 32, as Document No. 2682672. [shown]
- Easement to Madison Gas & Electric Company Recorded: August 04, 1995 Volume 30465 of Records, Page 71, as Document No. 2693661. [shown]
- Easement to City of Madison Recorded: September 29, 1995 Volume 30938 of Records, Page 25, as Document No. 2707505. Terminated per Document.
- Possible easements and conditions created in instrument Recorded: February 21, 1997, as Document No. 2833760. [general in nature and cannot be mapped]

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	150.40'	177.50'	48°32'52"	S65°36'50"W (S65°10'56"W)	145.94'



View from Bartillon Dr. SE



View from N Stoughton Rd. SW



View down Bartillon Dr. SW



General View from Bartillon Dr. S



View from N Stoughton Rd. NW



View down Bartillon Dr. SE

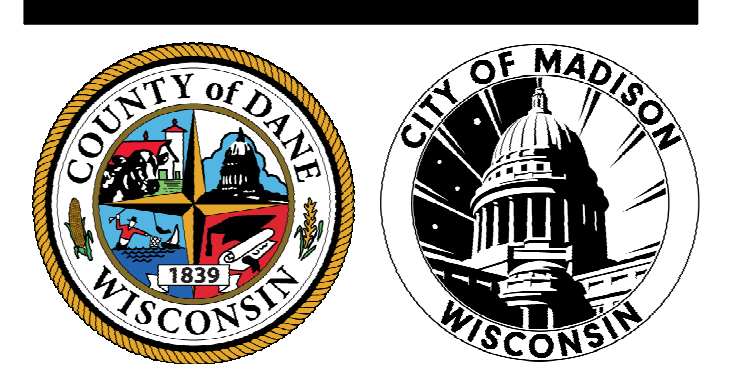


Aerial view Looking East

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SHELTER**

1904 BARTILLON DRIVE,
MADISON, WI

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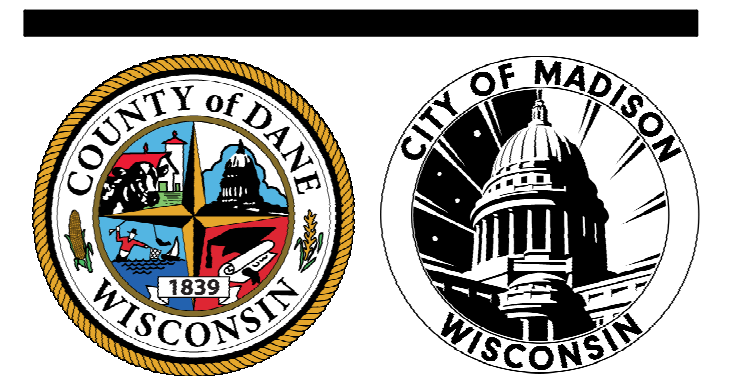
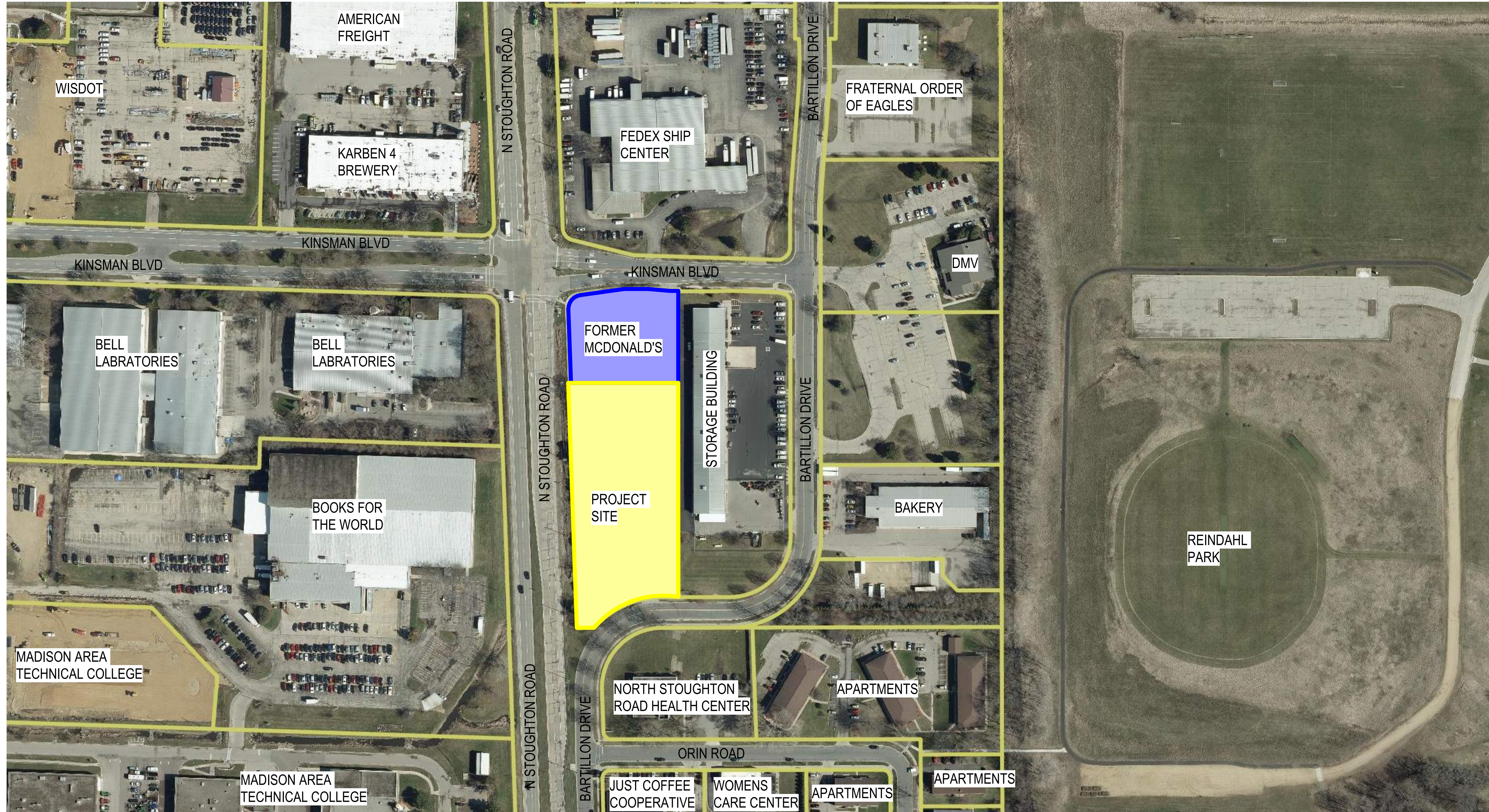
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PROJECT # 22061

SITE PHOTOS

G2

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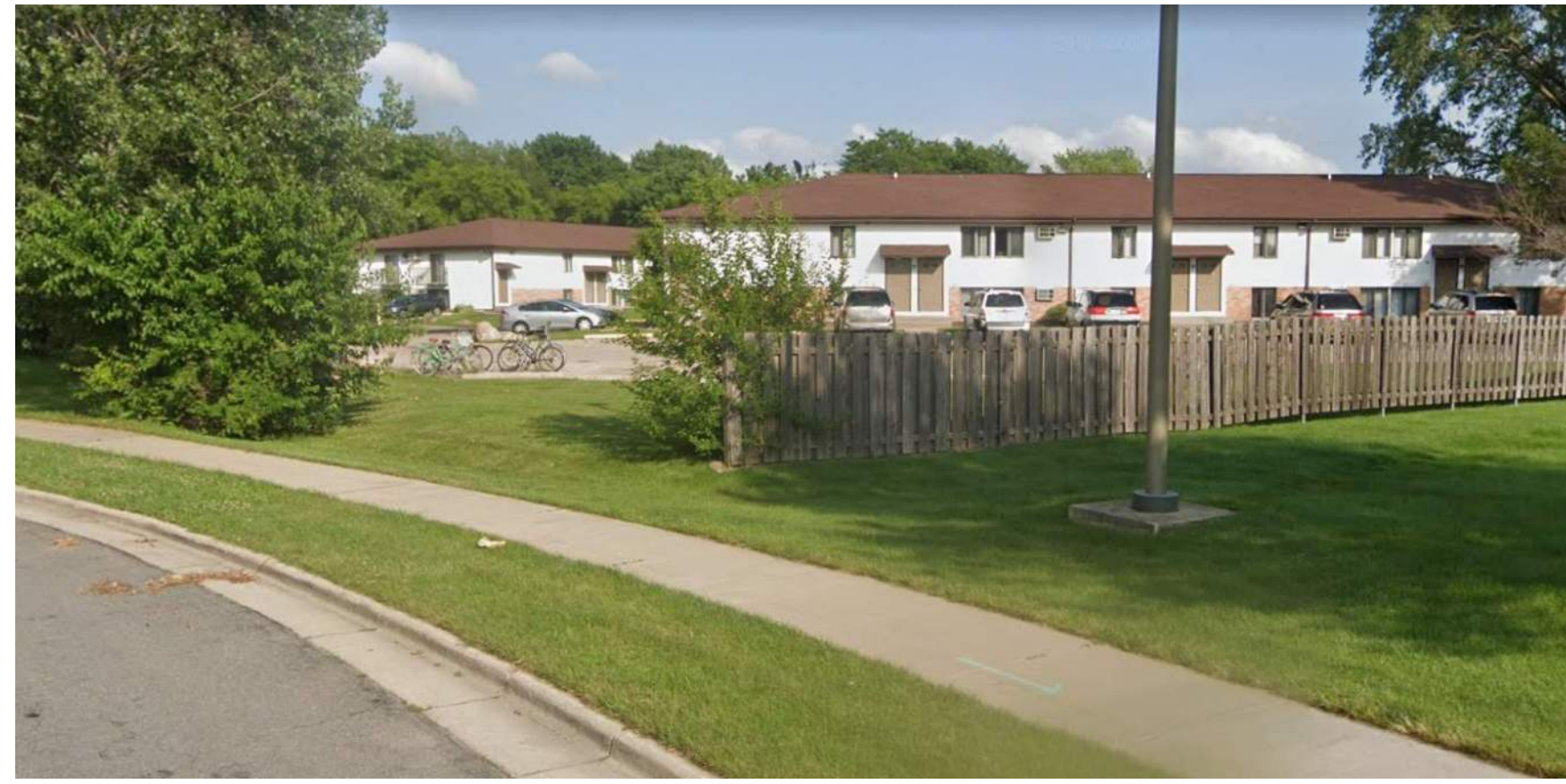
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SITE PLAN CONTEXT



NORTH STOUGHTON HEALTH CENTER



APARTMENTS



BAKERY



STORAGE BUILDING

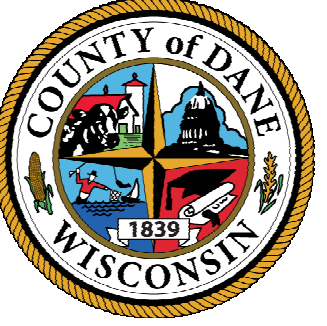



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FEDEX SHIP CENTER



FORMER MCDONALDS



KARBEN 4 BREWERY

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**ADJACENT
BUILDINGS**



BELL LABS



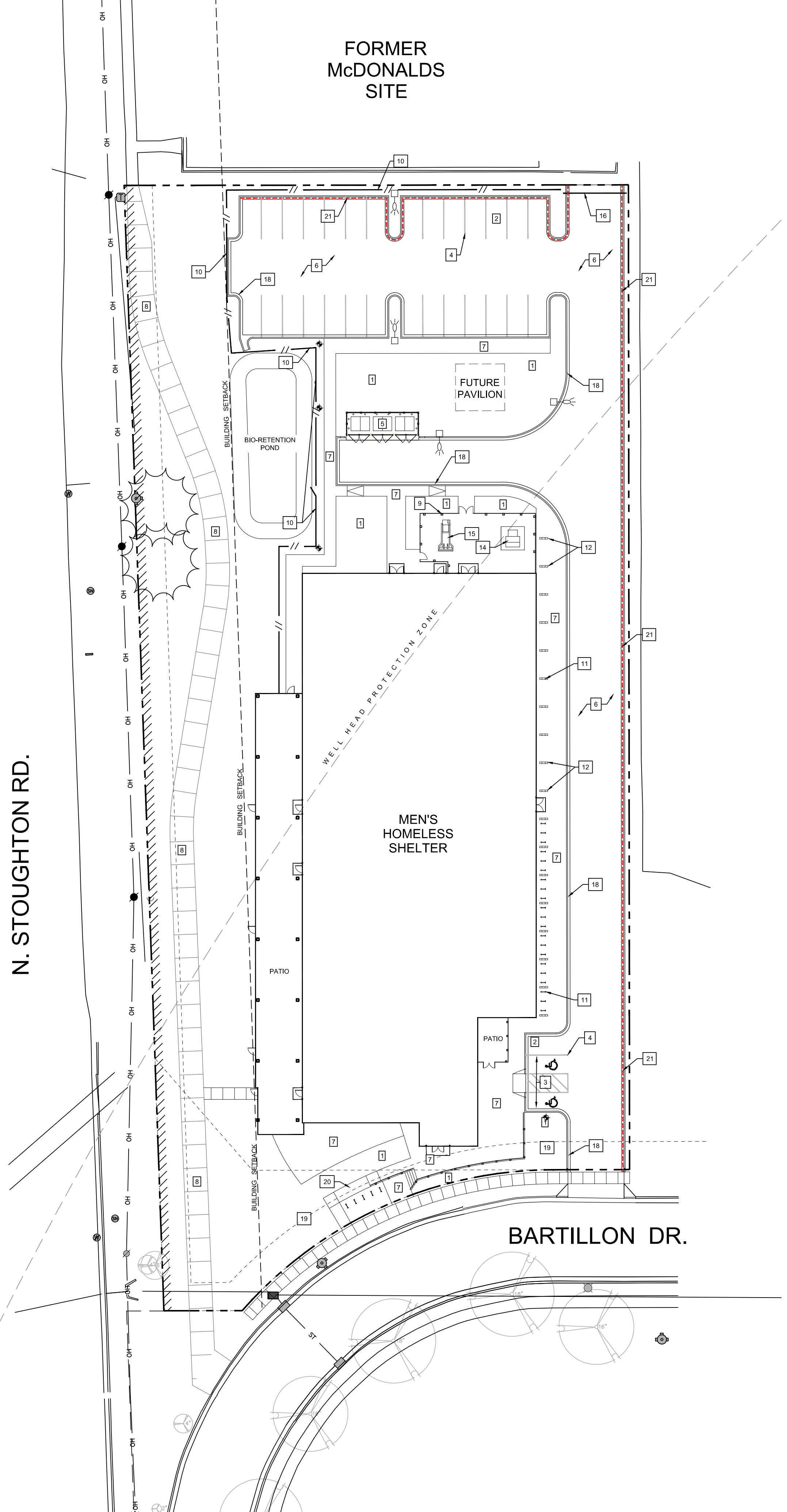
BOOKS FOR THE WORLD



MATC

G4

FORMER
McDONALDS
SITE



SITE PLAN KEYNOTES

1. LANDSCAPE AREA.
2. OFF-STREET PARKING STALLS STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY YELLOW PAINT. SPACES PROVIDED (25) 9'-0" X 18'-0" GENERAL PARKING (2) 9'-0" X 20'-0" ACCESSIBLE PARKING (1) 9'-0" X 20'-0" LOADING ZONE
3. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
4. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: YELLOW PAINT SHALL BE SHERWIN WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT
5. DUMPSTER ENCLOSURE AREA
6. 6" DEPTH (MIN.) CONCRETE PAVEMENT WITH #3 REBAR 3' O.C. CONCRETE SEALER: TK-26UV
7. 5" DEPTH CONCRETE SIDEWALK / PATIO
8. 10' WIDE HARD SURFACE PEDESTRIAN / BIKE PATH - SEPARATE CONTRACT
9. 6' HIGH TYPE 1 METAL FENCE WITH DOUBLE GATE
10. 6' HIGH TYPE 2 METAL FENCE
11. BIKE RACK LOCATIONS, SPACING PER CITY OF MADISON BIKE RACK REQUIREMENTS
12. COLUMNS FOR ROOF SUPPORT. SEE ARCHITECTURAL PLANS
13. 4" CONCRETE PATIO AREA
14. TRANSFORMER LOCATION
15. BACKUP GENERATOR
16. GATE LOCATION
17. EMERGENCY SERVICE KNOX BOX
18. STANDARD 18" CONCRETE CURB
19. POTENTIAL ART LOCATION
20. PEDESTRIAN RAMP
21. 18" CONCRETE REJECT CURB

NOTE:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.

RADII ARE FROM FACE OF CURB
DIMENSIONS ARE FROM FACE OF CURB

SITE INFORMATION

ZONING DISTRICT: CC - COMMERCIAL CENTER
TOTAL SITE AREA: 92,324 SF / 2.12 ACRES
TOTAL DISTURBED AREA: 96,785 SF / 2.22 ACRES
PAVED AREA: 19,185 SF
BUILDING AREA: 26,402 SF
FUTURE PAVILION AREA: 420 SF
SIDEWALK / PICNIC AREA: 7,546 SF

PARKING STALL COUNT

STANDARD PARKING: 29 STALLS
ADA PARKING 2 STALLS WITH LOADING ZONE
TRUCK PARKING 1 UNLOADING STALL

ADA PARKING STALL REQUIREMENTS:
ADA STALLS REQUIRED ON SITE = 1
ADA STALLS SHOWN ON THE PLANS = 2 (1 VAN)

BIKE PARKING STALL COUNT

BIKE PARKING: 42 STALLS (COVERED)

BUILDING HEIGHTS - 5 STORIES / 78' MAXIMUM

OVERALL HEIGHT 28'-0" TOP OF SECOND FLOOR ROOF

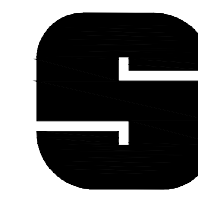
BUILDING SETBACKS

SEE THE CITY OF MADISON CODE OF ORDINANCES
CHAPTER 28.088 - COMMERCIAL CENTER DISTRICT



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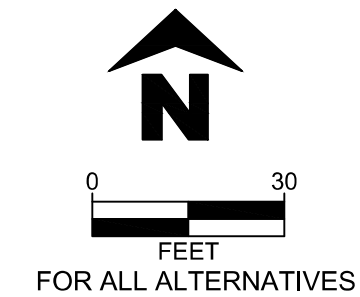
1904 BARTILLON DR.
MADISON, WI 53704

DATE OF ISSUE:	12/29/2022
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INFORMATIONAL MEETING	6/12/2023
SCHEMATIC DESIGN	6/16/2023
DESIGN DEVELOPMENT	8/18/2023
UDC	11/01/2023

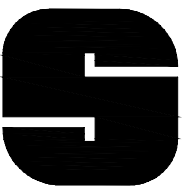
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SITE PLAN



C 300

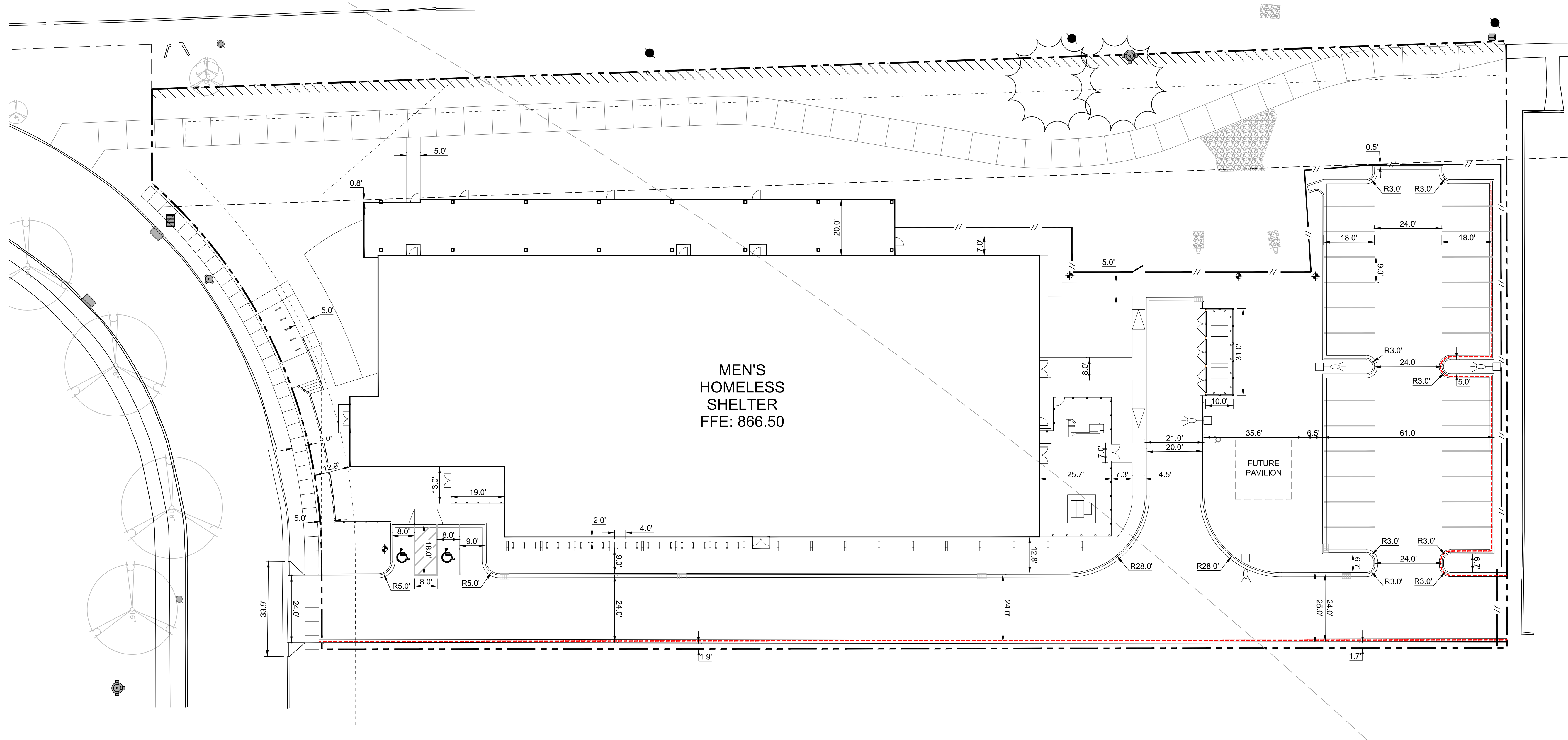


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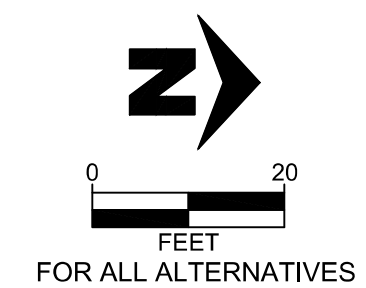
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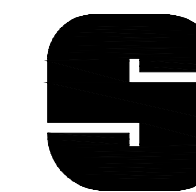
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**DIMENSION SITE
PLAN**



FOR ALL ALTERNATIVES

C 301

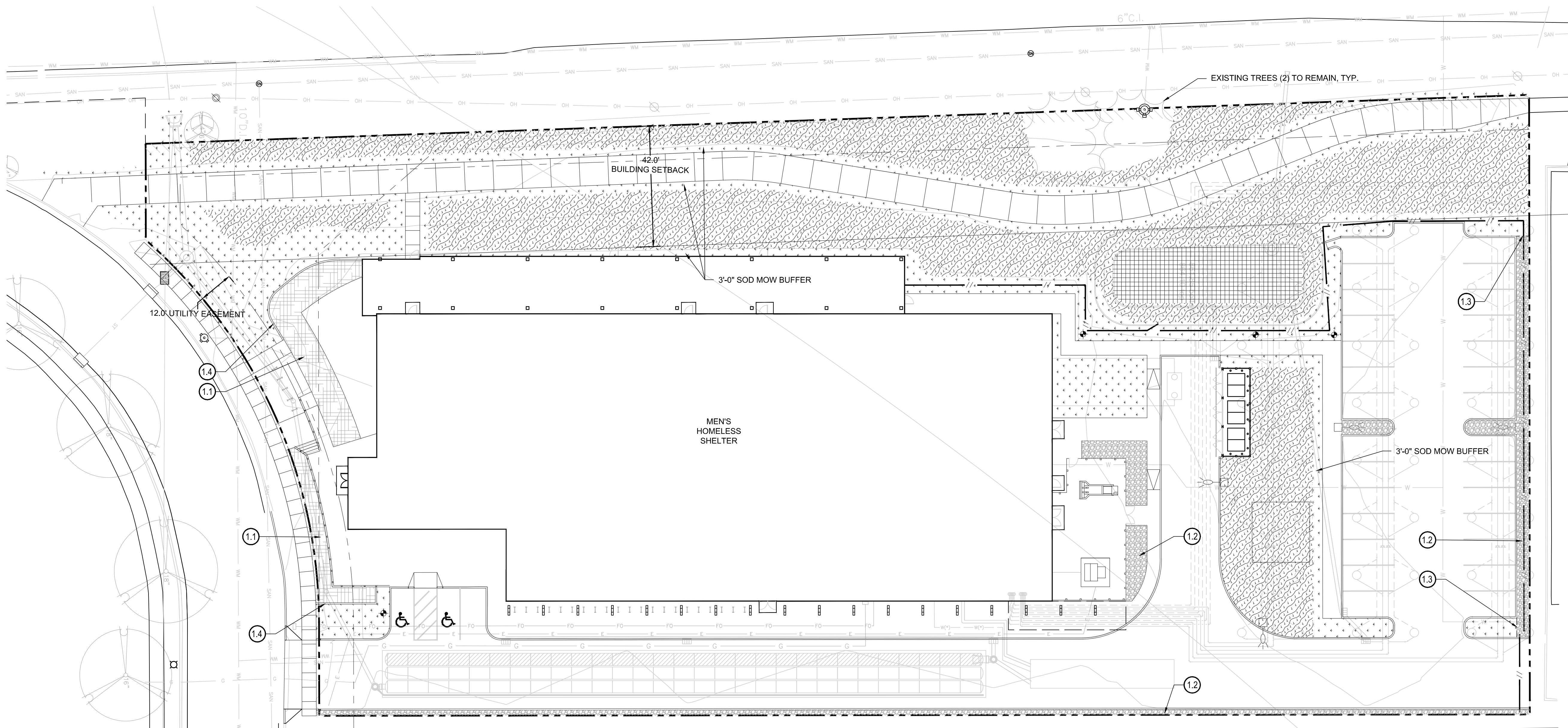


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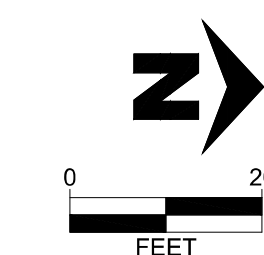
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GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	TB2	10,203 sf	50% FESCUE 50% BLUEGRASS BLEND	Sod	sod	
	NN2	14,874 sf	Native Seed	Native Seed	seed	Short Prairie for Medium Soils
BIORETENTION PLUGS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	BP	1,334	Bio Plugs	Bio Plugs	4"	Plug

LANDSCAPE LEGEND

- HARDWOOD MULCH SHRUB BED
- COBBLE MULCH, REFER TO CONSTRUCTION NOTES FOR TYPE
- METAL EDGER



HARDSCAPE & MULCHING CONSTRUCTION NOTES

1. LANDSCAPE MATERIAL
 - 1.1. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE AN EDGER WHEN PERIMETER IS NOT A CURB. SEE PLAN FOR EDGER TYPE.
 - 1.2. ROCK MULCH SHALL BE INSTALLED AT A 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC. MULCHED LANDSCAPE BEDS SHALL HAVE AN EDGER WHEN PERIMETER IS NOT A CURB. SEE PLAN FOR EDGER TYPE. ROCK MULCH SHALL BE BLUE BASIN 3/4" ROCK. CONTRACTOR TO SUBMIT PHOTO SAMPLE PRIOR TO PURCHASE.
 - 1.3. METAL EDGER
 - 1.4. 6" PLANTER CURB

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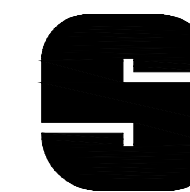
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**MULCH, SEED,
AND SOD PLAN**

L 200

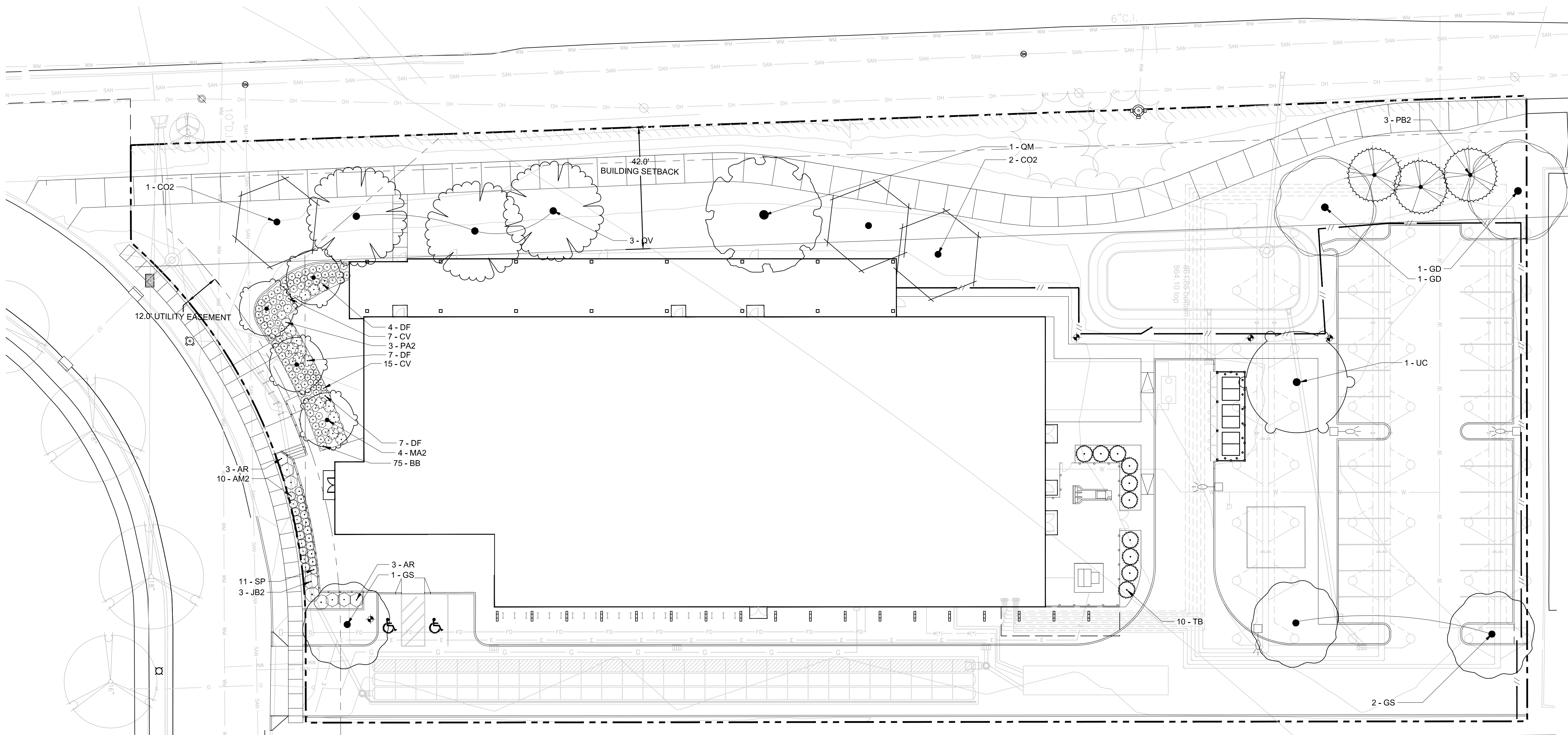


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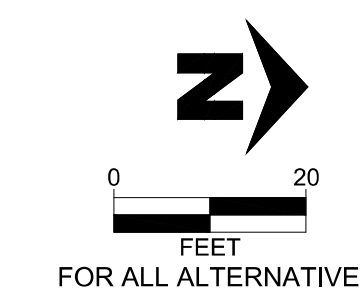


TREES	COMMON NAME
CO2	Shagbark Hickory
GS	Shademaster Honey Locust
GD	Kentucky Coffeetree
MA2	Amur Maackia
QM	Burr Oak
QV	Black Oak
UC	Cathedral Elm

EVERGREEN TREES	COMMON NAME
PB2	Black Spruce
TB	Brandon Arborvitae

SHRUBS	COMMON NAME
AR	Regent Serviceberry
AM2	Massachusetts Kinnikinnick
CV	Fox Sedge
DF	Bush Cinquefoil
JB2	Blue Rug Juniper
PA2	Russian Sage

GRASSES	COMMON NAME
BB	Blonde Ambition Blue Grama
SP	Prairie Dropseed



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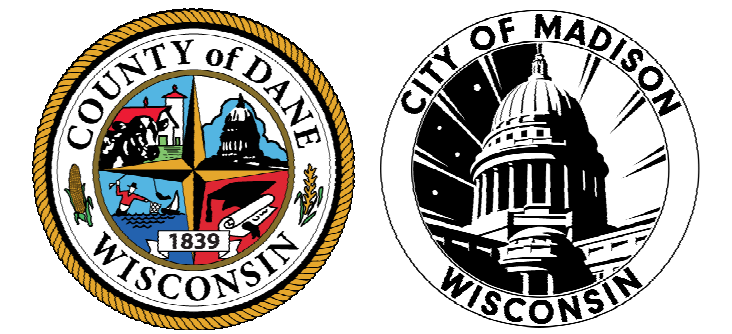
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PLANTING PLAN

L 201



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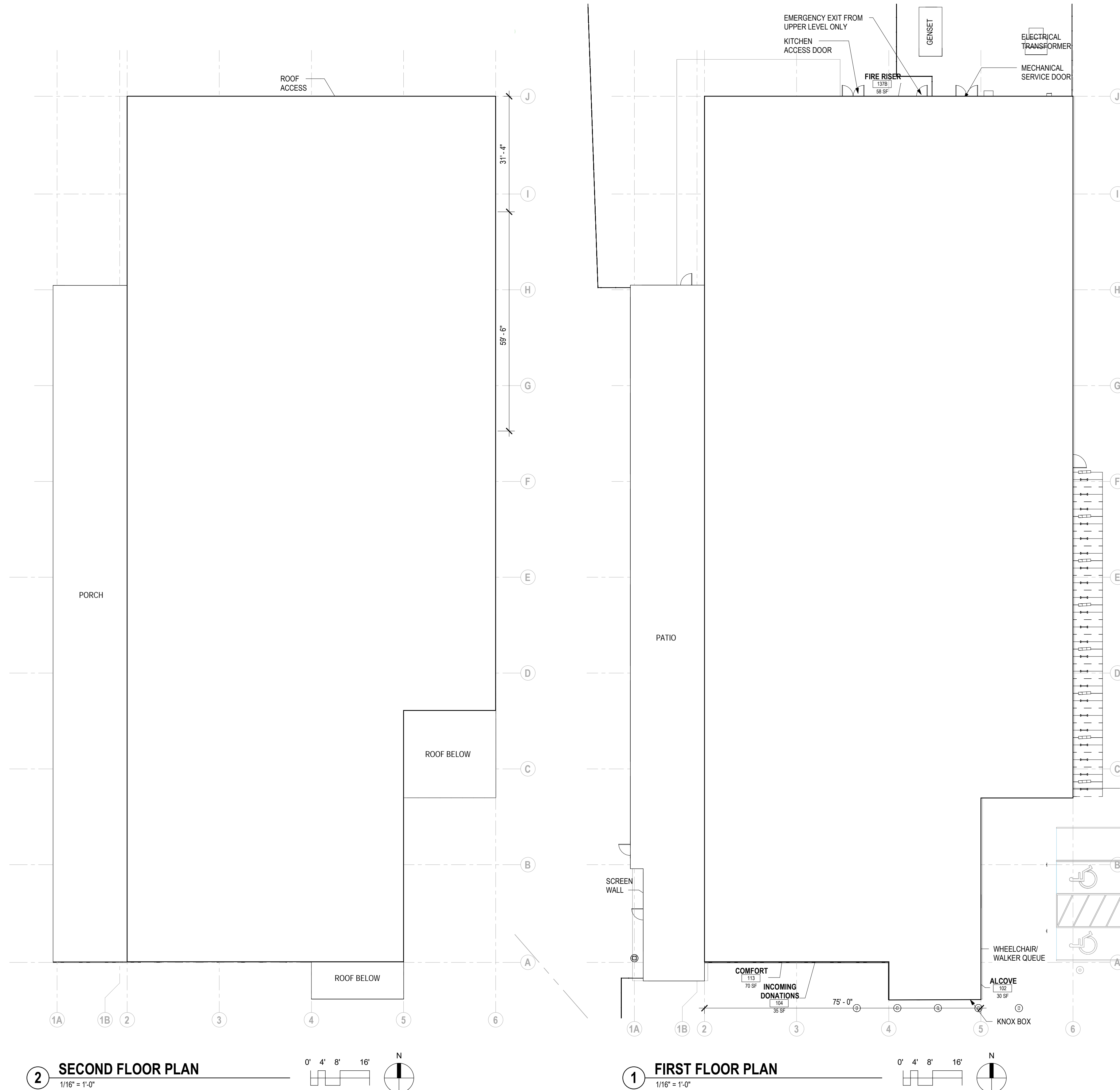
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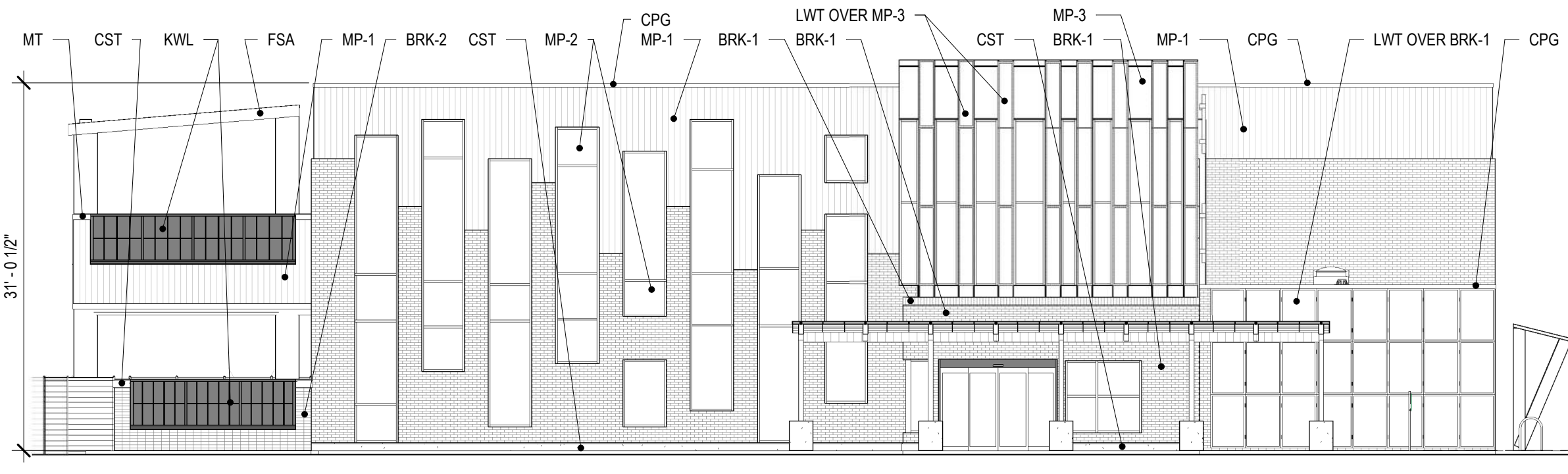
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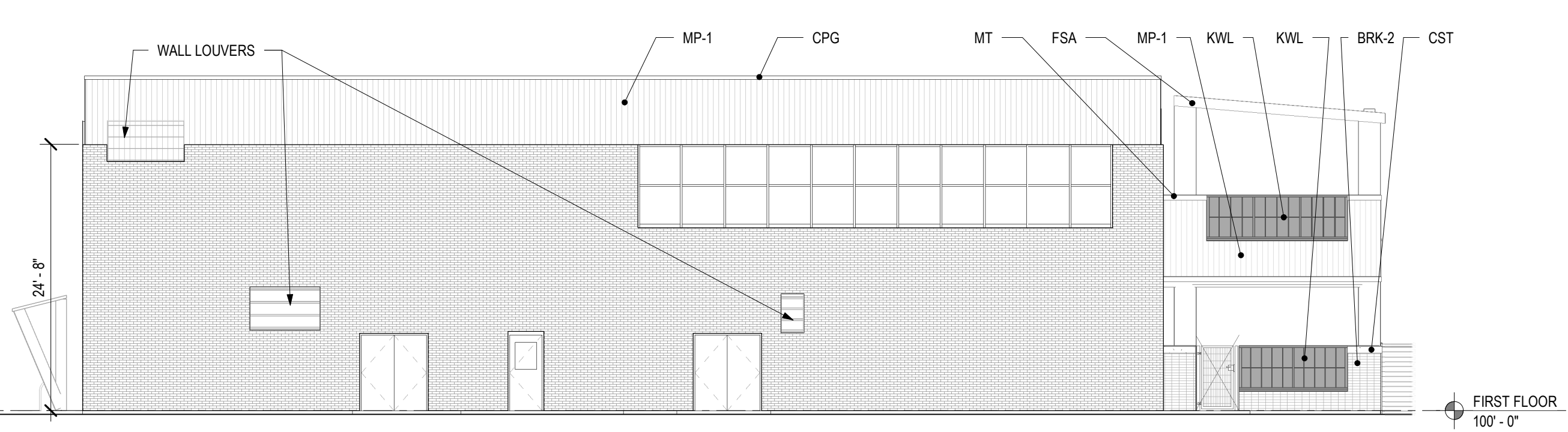
**PROPOSED
BUILDING PLAN**

A1

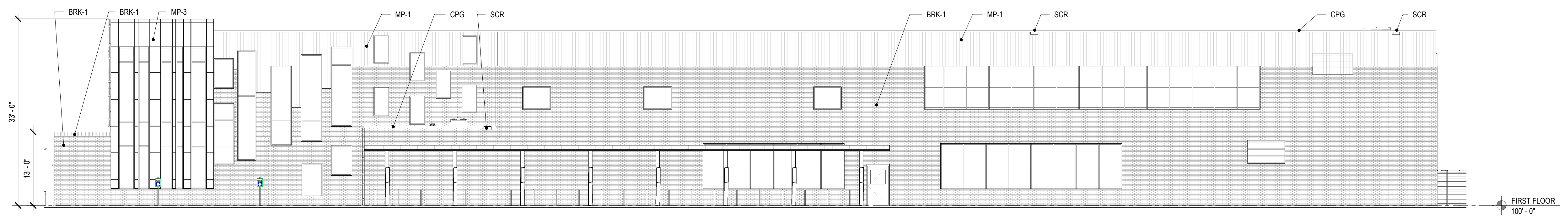




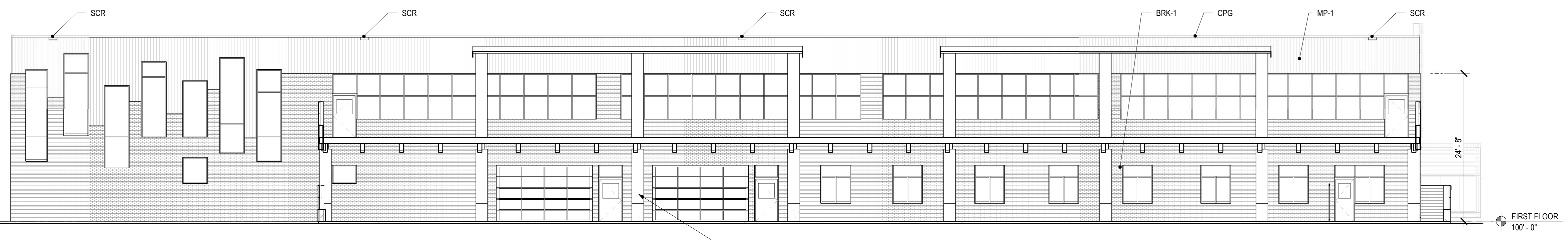
5 SOUTH ELEVATION Copy 2
3/32" = 1'-0"



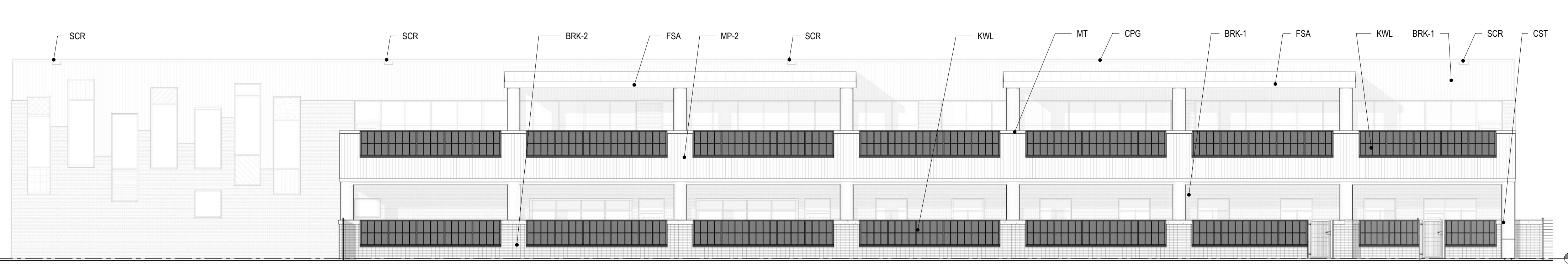
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3 EAST ELEVATION Copy 3
3/32" = 1'-0"

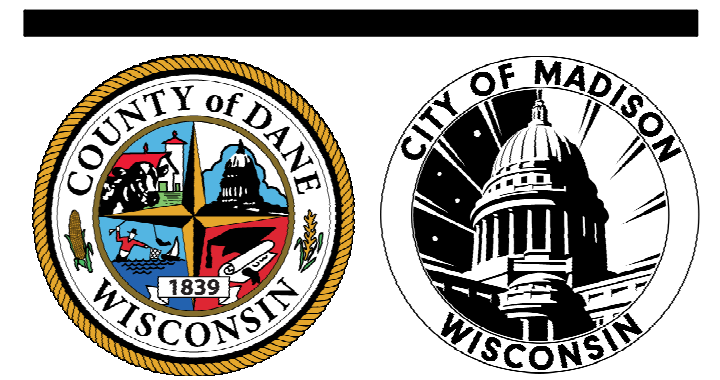


2 HIDDEN WEST ELEVATION Copy 2
3/32" = 1'-0"



1 WEST ELEVATION Copy 4
3/32" = 1'-0"

ELEVATION LEGEND & NOTES		
MASONRY	COLOR	MORTAR
BRK-1 BRICK VENEER	DARK IRONSPOT VELOUR	GRAY
BRK-2 BRICK VENEER	DARK IRONSPOT SMOOTH	GRAY
CST CAST STONE	LIMESTONE	
CNC CONCRETE		
BFC BOARD FORMED CONCRETE		
CJ CONTROL JOINT		
METAL SIDING	COLOR	
MP-1 METAL PANEL	WOOD LOOK - CHARWOOD	
MP-2 METAL PANEL	MULTICOLOR	
MP-3 ACM PANEL	DARK GRAY	
PRE-FINISHED METAL	COLOR	
FSA FASCIA	DARK BRONZE	
MT METAL TRIM	MATCH MP-1	
SCR SCUPPER	DARK BRONZE	
CPG COPPING	DARK BRONZE	
LWT LIVING WALL TRELLIS	BLACK	
STOREFRONT	COLOR	
KWL ANODIZED ALUMINUM	CLEAR	
KALWALL KALWALL	HARDFORD GREEN (FRAME)	



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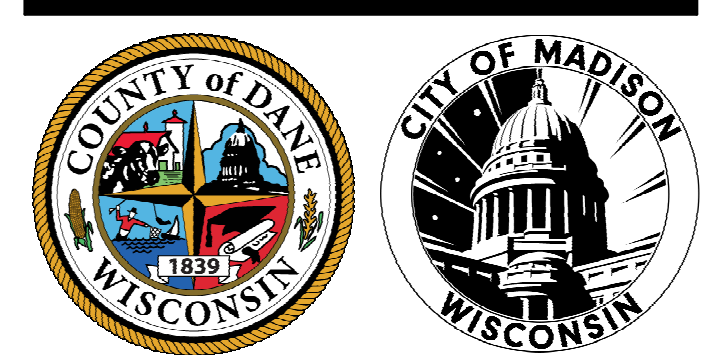
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**PROPOSED
BUILDING MASSING
ELEVATIONS**

A2



**CITY OF MADISON -
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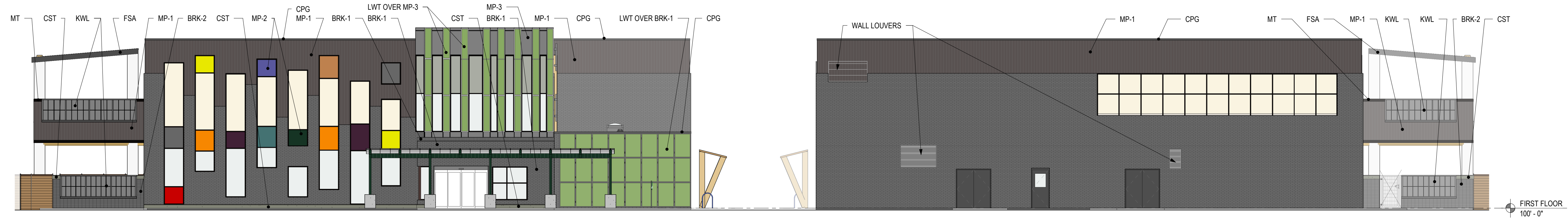
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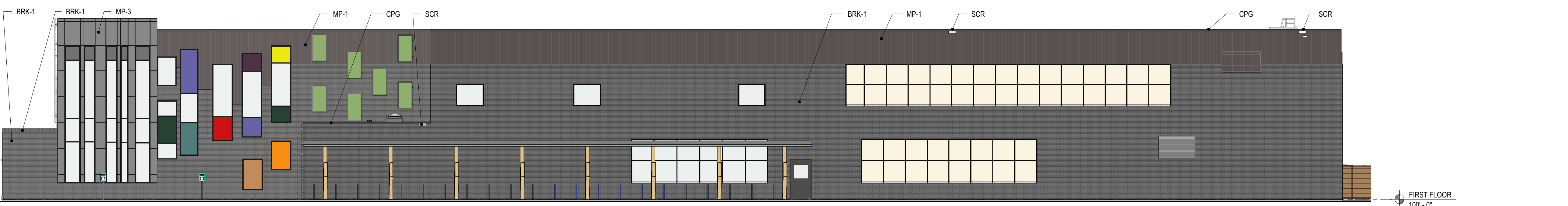
**PROPOSED
BUILDING MASSING
ELEVATIONS**

A3

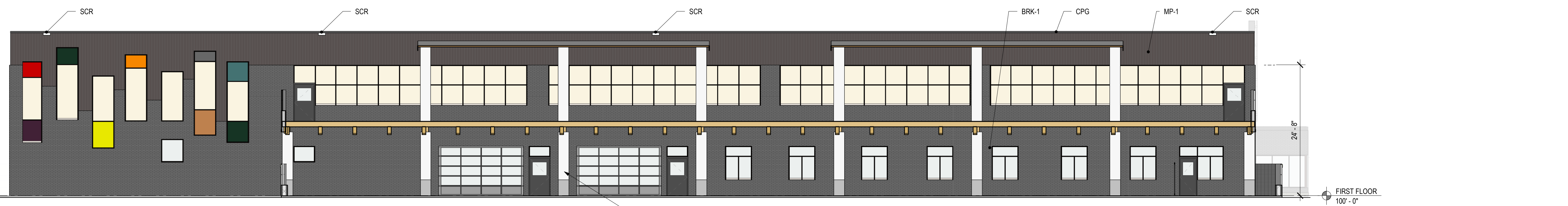


5 SOUTH ELEVATION
3/32" = 1'-0"

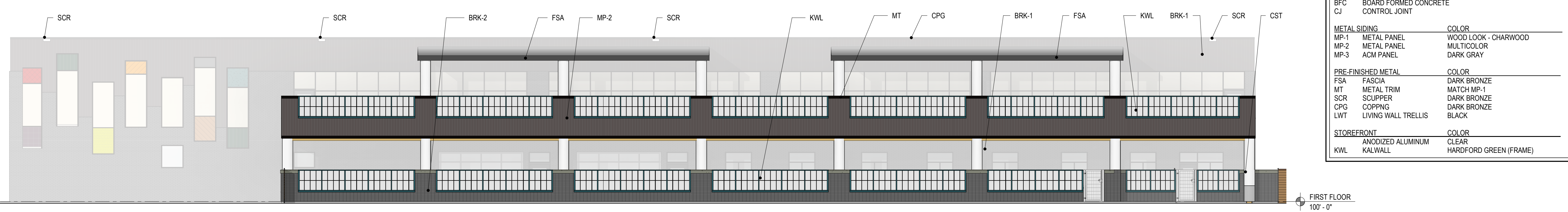
4 NORTH ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



2 HIDDEN WEST ELEVATION
3/32" = 1'-0"

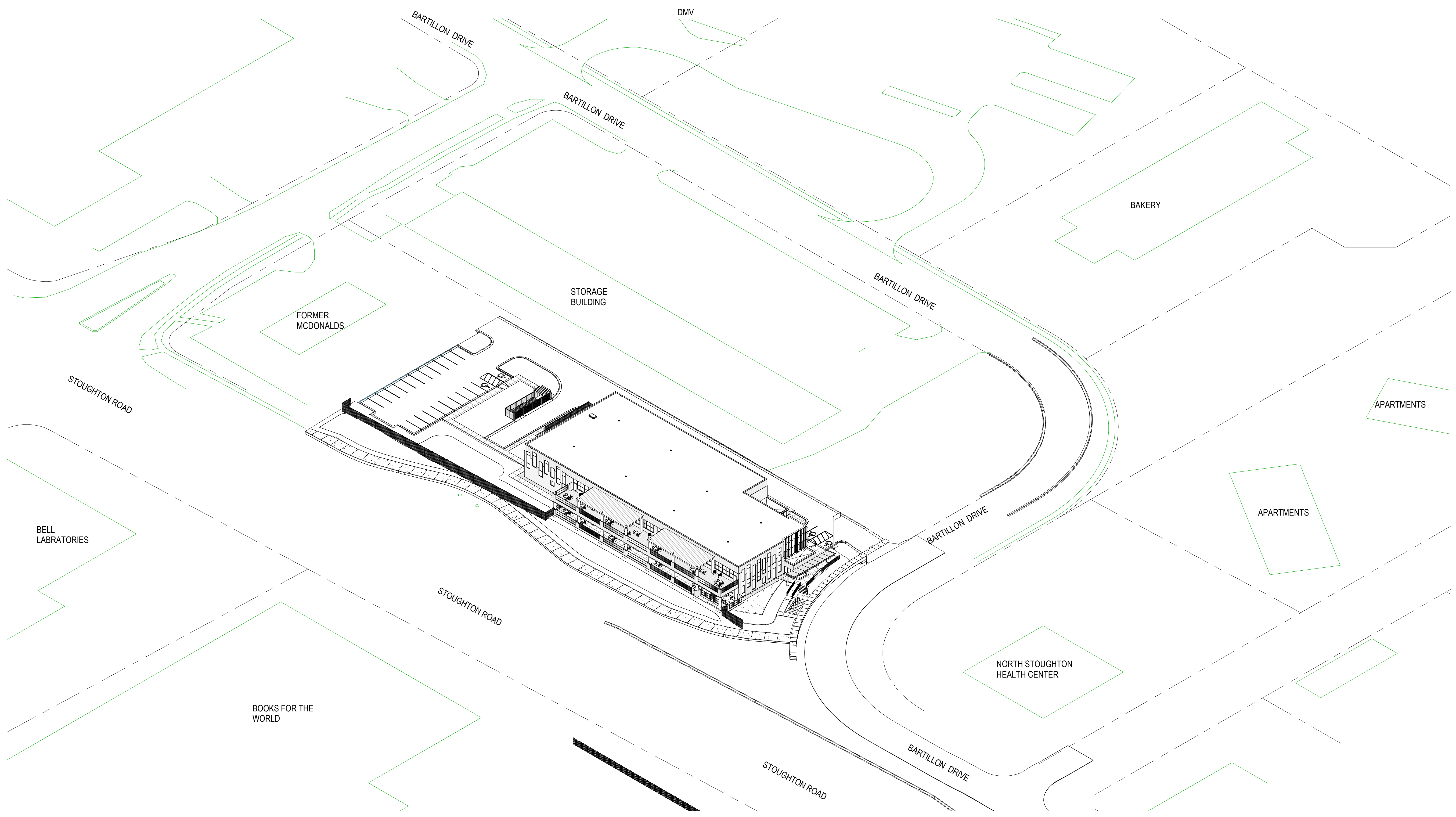


1 WEST ELEVATION
3/32" = 1'-0"

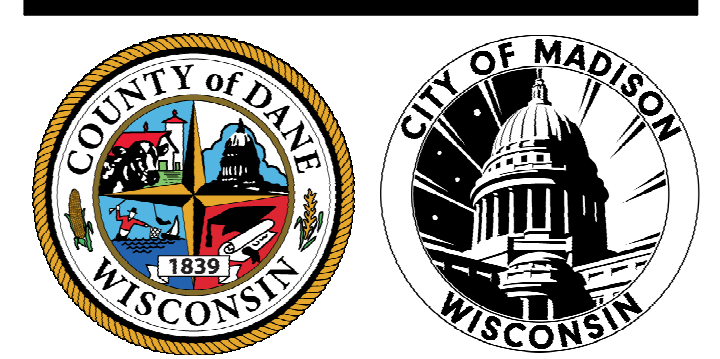
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CNC	CONCRETE	
BFC	BOARD FORMED CONCRETE	
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LWT	LIVING WALL TRELLIS	BLACK
STOREFRONT	COLOR	
KWL	ANODIZED ALUMINUM	CLEAR
	KALWALL	HARDFORD GREEN (FRAME)

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9/29/2023 2:23:37 PM



1 SITE AXONOMETRIC VIEW



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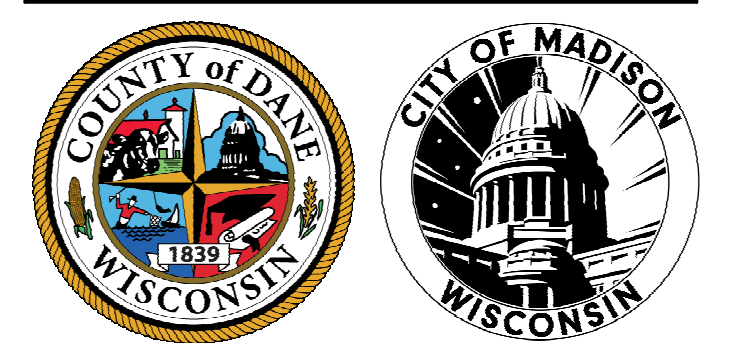
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**PROPOSED
BUILDING MASSING
3D**

A4



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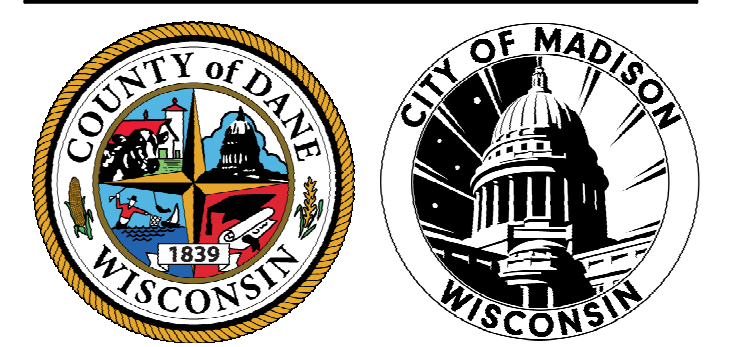
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**PROPOSED
BUILDING MASSING
3D**

A5



① VIEW FROM BARTILLON



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A6



① VIEW FROM STOUGHTON