

# 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 6.12.23 11:27 a.m.

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](mailto: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.

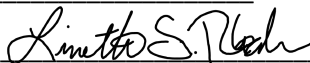
**Notification to the District Alder**

- 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 \_\_\_\_\_ won \_\_\_\_\_.
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

June 12th, 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 Informational Letter of Intent – 1904 Bartillon Drive (formerly 1902 Bartillon Drive)

Dear Urban Design Commission:

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

**Project & Site:**

The proposed project consists of a single, two-story building with a 21,625 GSF footprint, totaling 42,125sf. 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 June 28<sup>th</sup>.

Regards,  
-Carl Miller

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](mailto:jevans@cityofmadison.com))  
Bryan Cooper ([bcooper@cityofmadison.com](mailto: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](mailto:becker.casey@countyofdane.com))

Operator:

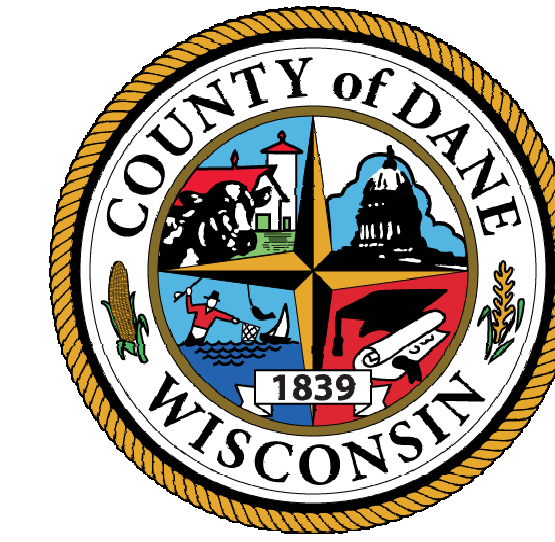
Porchlight  
306 North Brooks St.  
Madison, WI 53715  
Karla Thennes ([kthennes@porchlight.org](mailto:kthennes@porchlight.org))  
Kim Sutter ([ksutter@porchlight.org](mailto:ksutter@porchlight.org))

Architect:

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

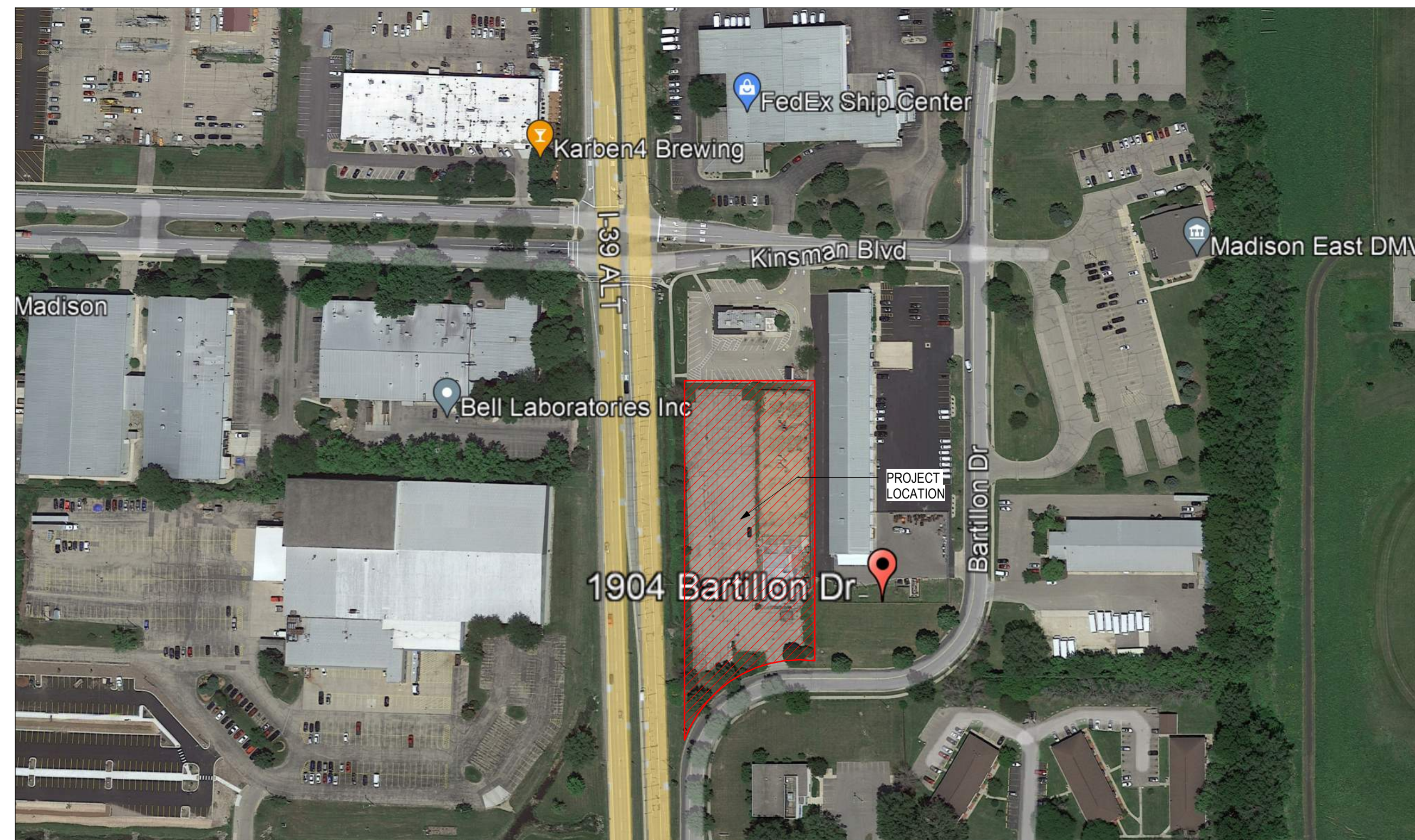
Civil Engineer &  
Landscape Architecture:

Snyder and Associates  
5010 Voges Road  
Madison, WI 53718  
Scott Anderson ([sanderson@snyder-associates.com](mailto:sanderson@snyder-associates.com))  
Andy Meessmann ([ameessmann@snyder-associates.com](mailto: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	
<b>BUILDING AREAS</b>	
TOTAL BUILDING AREA	= 42,125 GSF
FIRST FLOOR TOTAL AREA	= 21,625 GSF
SECOND FLOOR TOTAL AREA	= 20,500 GSF

SHEET LIST	
G1	COVER SHEET
V1	SITE SURVEY
G2	SITE PHOTOS
G3	SITE PLAN CONTEXT
G4	ADJACENT BUILDINGS
C1	SITE PLAN
A1	PROPOSED BUILDING PLAN
A2	PROPOSED BUILDING MASSING ELEVATIONS
A3	PROPOSED BUILDING MASSING 3D
A4	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

**Civil Engineering & Landscape Architecture:**

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

**Project Owner:**

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

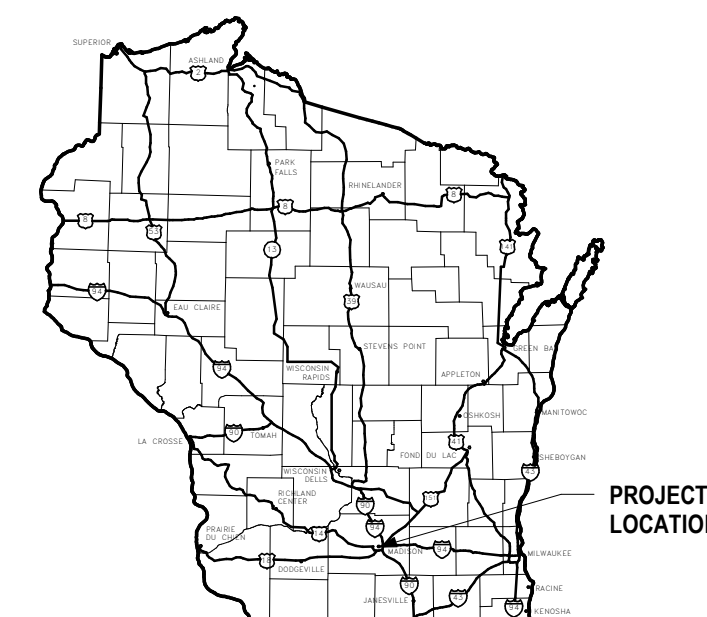
**Shelter Operator:**

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

**NEIGHBORHOOD MAP**



**CITY MAP**

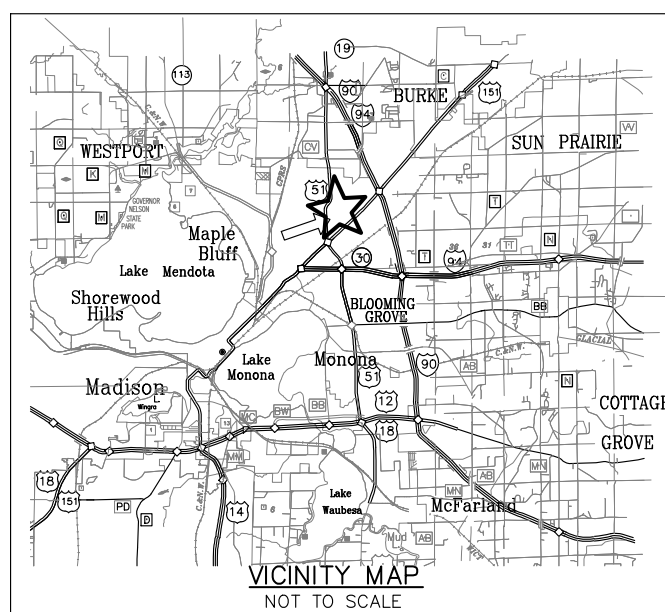


**STATE MAP**

6/12/2023

UDC INFORMATIONAL  
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

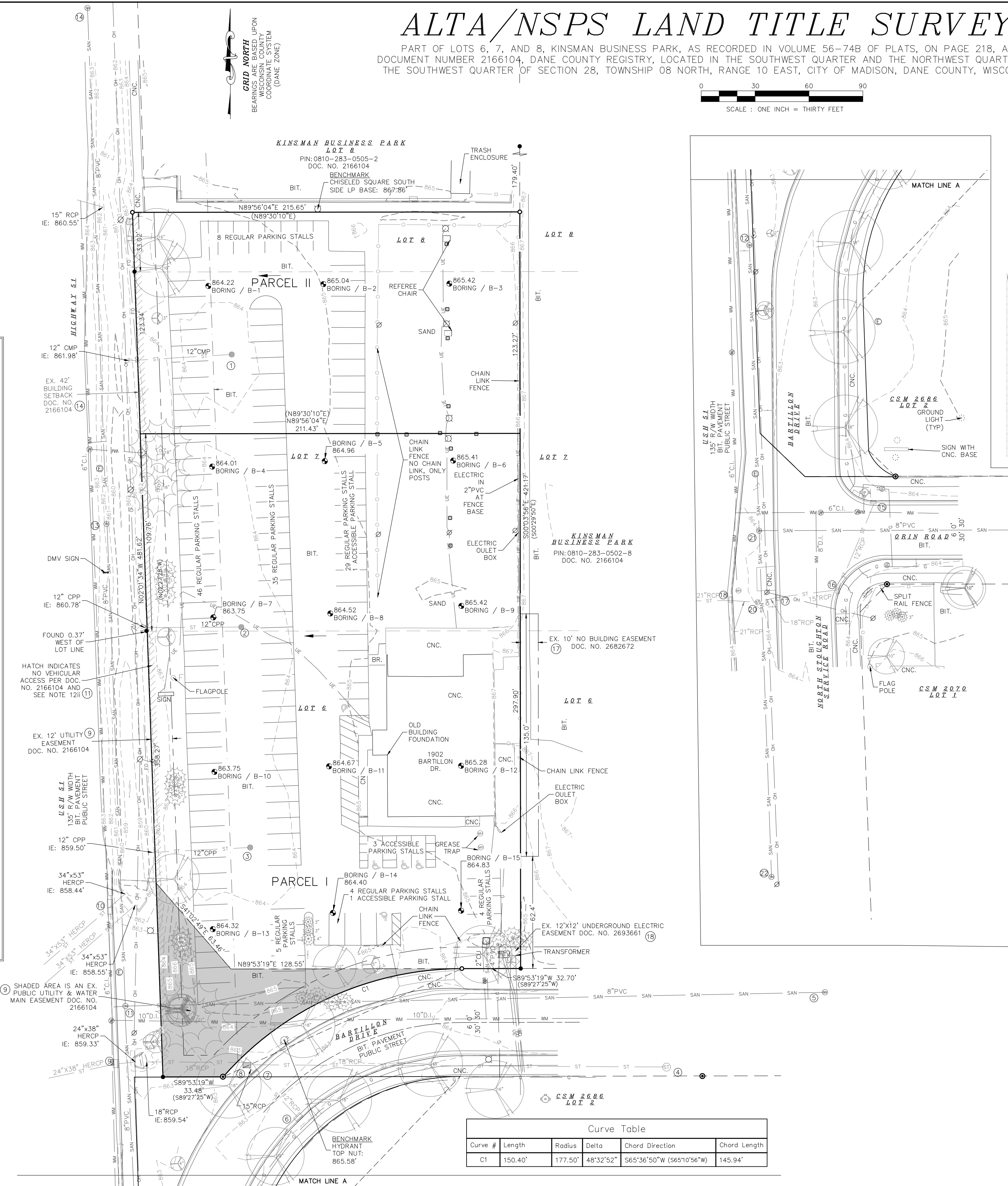
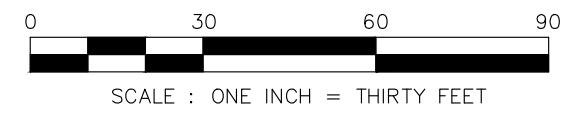
SURVEYED BY :  
**Burse**  
 surveying & engineering inc

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 \_\_\_\_\_, 202\_\_.

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	868.98			Catch Basin, South end of parking lot
4	863.18	VI	865.73	E	860.78	Storm Manhole, in walk, S Side Sanitary, ~10' E of lot
5	865.22	VI	858.14	E	858.17	Sanitary Manhole, W Sanitary, ~200' E of lot
6	862.83	MM	868.12	UV	860.84	Curb Inlet, S Side Sanitary, near SW corner of lot
7	862.87	VI	869.82	MM	868.74	Curb Inlet, N Side Sanitary, near SW corner of lot
8	862.48	VI	868.72	VI	868.89	Rectangular Catch Basin, near SW of corner
9	863.71	E	858.05	VI	858.87	Curb Inlet, W Side St, near SW of corner
10	863.36	DO	858.21	S	864.43	Curb Inlet, W Side St, near SW of corner
11	863.78	E	858.48	S	864.28	Sanitary Manhole, near SW of corner
12	864.23	VI	868.74	VI	868.24	Sanitary Manhole, South from SW of corner
13	862.73	E	857.78	VI	857.82	Sanitary Manhole, near NW of corner
14	864.88	S	858.53	VI	858.93	Sanitary Manhole, North from SW of corner
15	863.61	VI	860.15	VI	860.74	Curb Inlet, NE Quad Drain & Sanitary
16	863.44	VI	860.72	VI	860.74	Curb Inlet, SE Quad Drain & Sanitary
17	863.87	E	860.27	VI	860.32	Curb Inlet, SW Quad Drain & Sanitary
18	864.33	VI	859.98	E	860.08	Curb Inlet, E Side NB St, near SW Quad Drain & Sanitary
19	864.73	N	858.82	VI	868.65	Curb Inlet, W Side NB St, near SW Quad Drain & Sanitary
20	863.84	E	860.38	VI	860.34	Storm Manhole, in grass near SW Quad Drain & Sanitary
21	864.82	N	854.02	E	854.22	Sanitary Manhole, in grass near SW Quad Drain & Sanitary
22	864.70	N	854.85	S	854.90	Sanitary Manhole, in terrace, south from SW Quad Drain & Sanitary
23	865.11	VI	857.61	VI	857.86	Sanitary Manhole, in terrace, East from Sanitary

**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:
    - 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]
    - 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 Table**

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

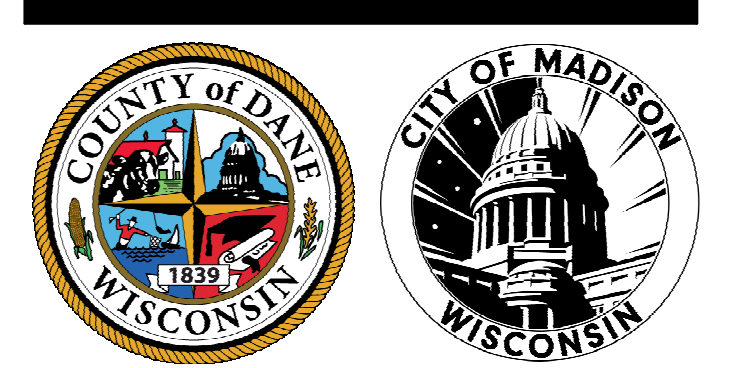
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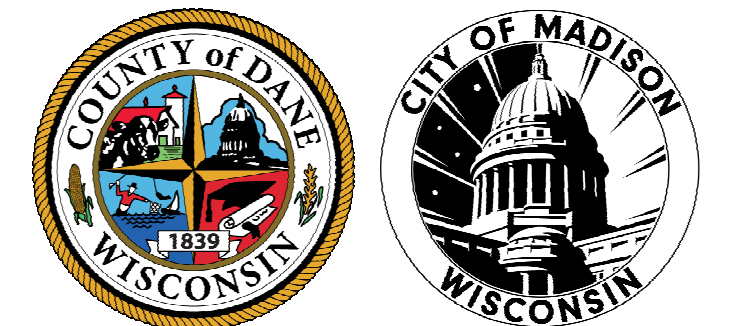
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**SITE PHOTOS**

**G2**



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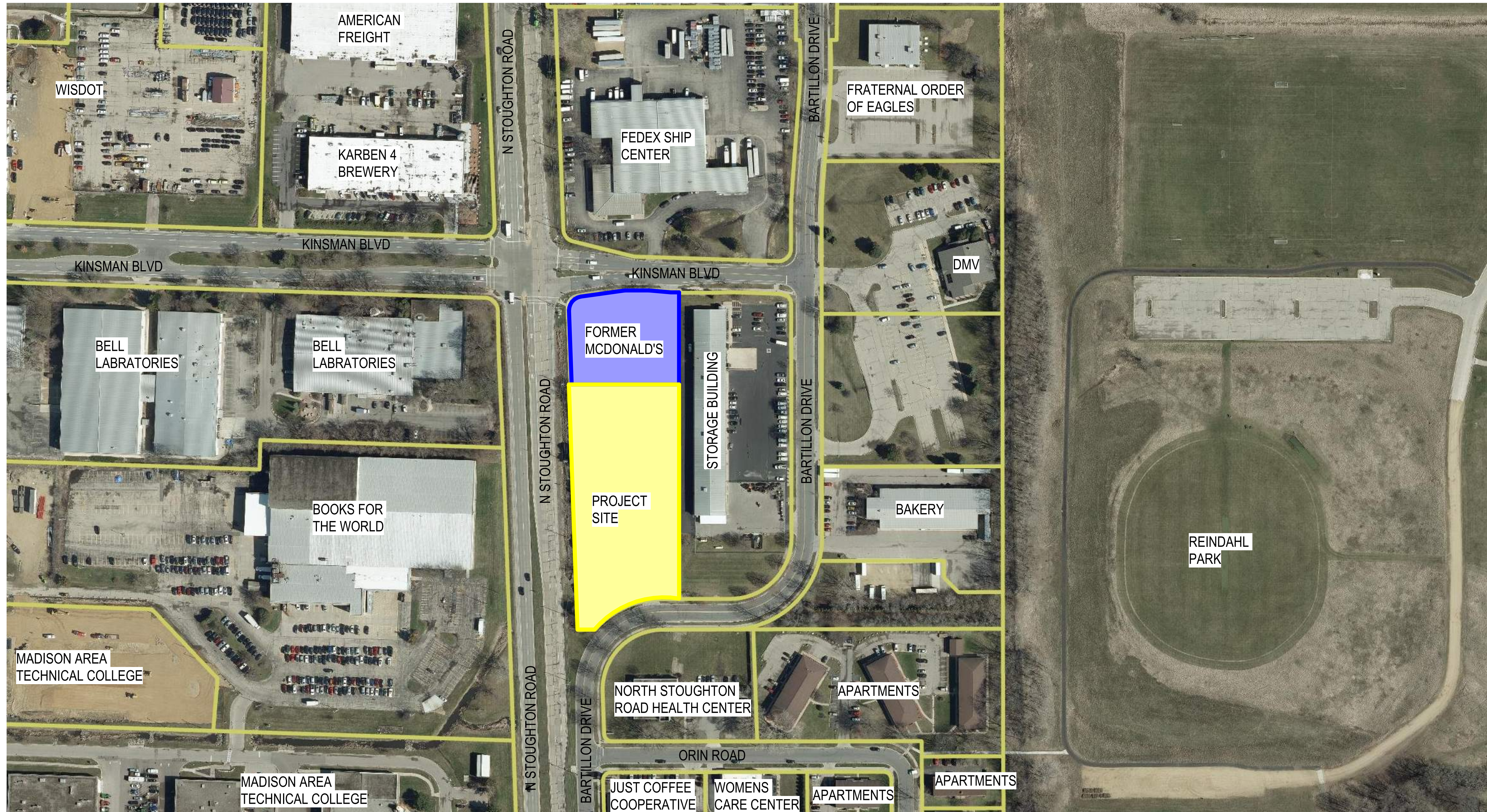
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**SITE PLAN CONTEXT**





NORTH STOUGHTON HEALTH CENTER



APARTMENTS



BAKERY

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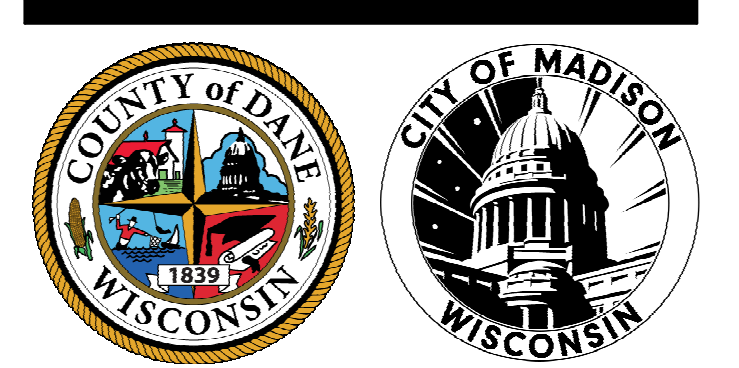
STORAGE BUILDING



DMV



FRATERNAL ORDER OF EAGLES



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FEDEX SHIP CENTER



FORMER MCDONALDS



KARBEN 4 BREWERY

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**ADJACENT  
BUILDINGS**



BELL LABS

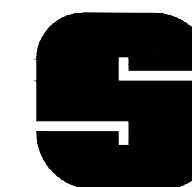


BOOKS FOR THE WORLD



MATC

**G4**

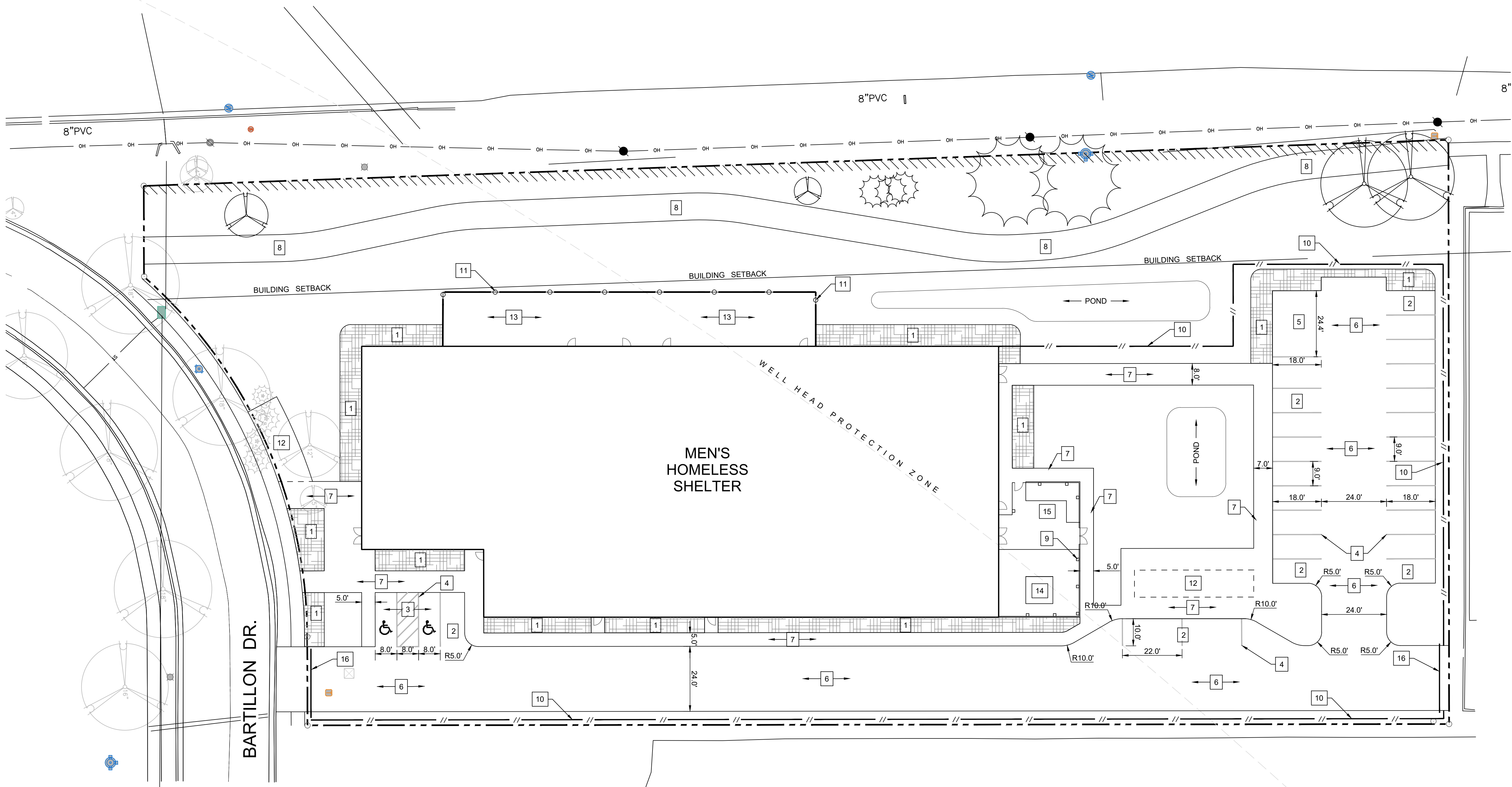


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**SITE PLAN KEYNOTES**

1. LANDSCAPE AREA.
2. OFF-STREET PARKING STALLS STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY YELLOW PAINT. SPACES PROVIDED  
(24) 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
9. 6' HIGH TYPE 1 METAL FENCE
10. 6' HIGH TYPE 2 METAL FENCE
11. 4' HIGH METAL FENCE
12. BIKE RACK LOCATION
13. 4" CONCRETE PATIO AREA
14. TRANSFORMER LOCATION
15. BACKUP GENERATOR
16. GATE LOCATION

**FIRE LANE:**

BARTILLON DRIVE WILL ACT AS THE FIRE LANE ACCESS TO THE BUILDING.

**NOTE:**

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.  
RADI ARE FROM FACE OF CURB  
DIMENSIONS ARE FROM FACE OF CURB

DATE OF ISSUE:	12/29/2022
PRE-DESIGN	3/23/2023
INFORMATIONAL MEETING	6/12/2023

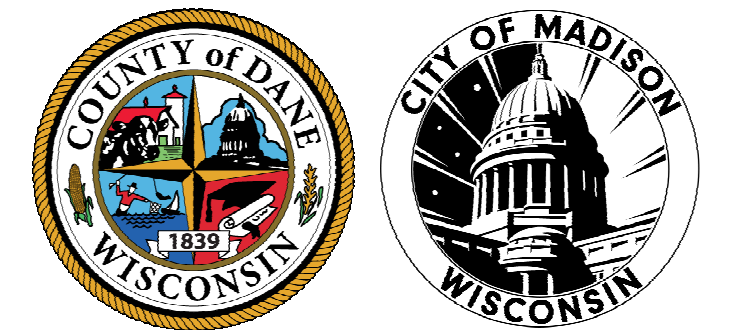
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**SITE PLAN**

**C 300**



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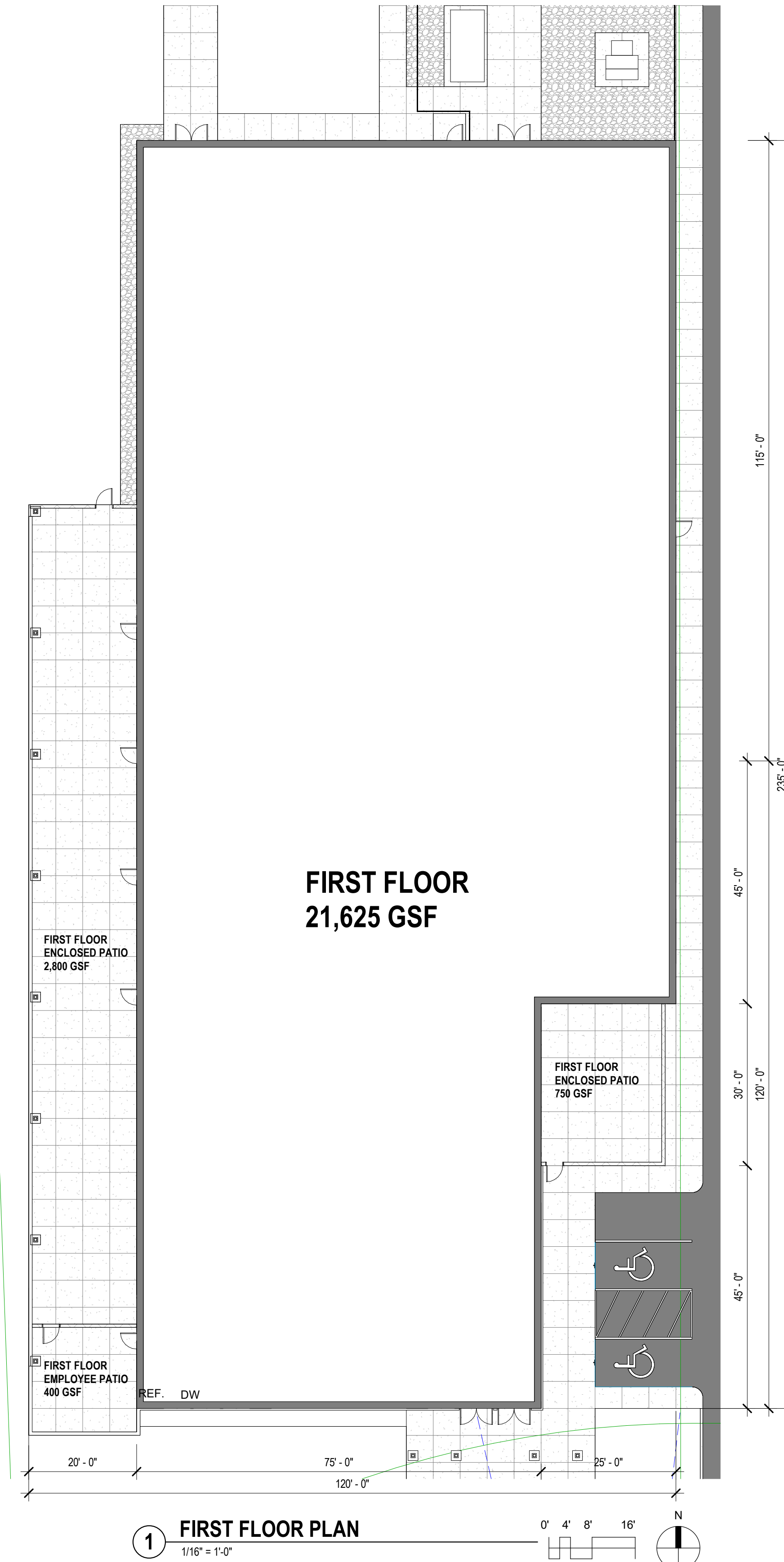
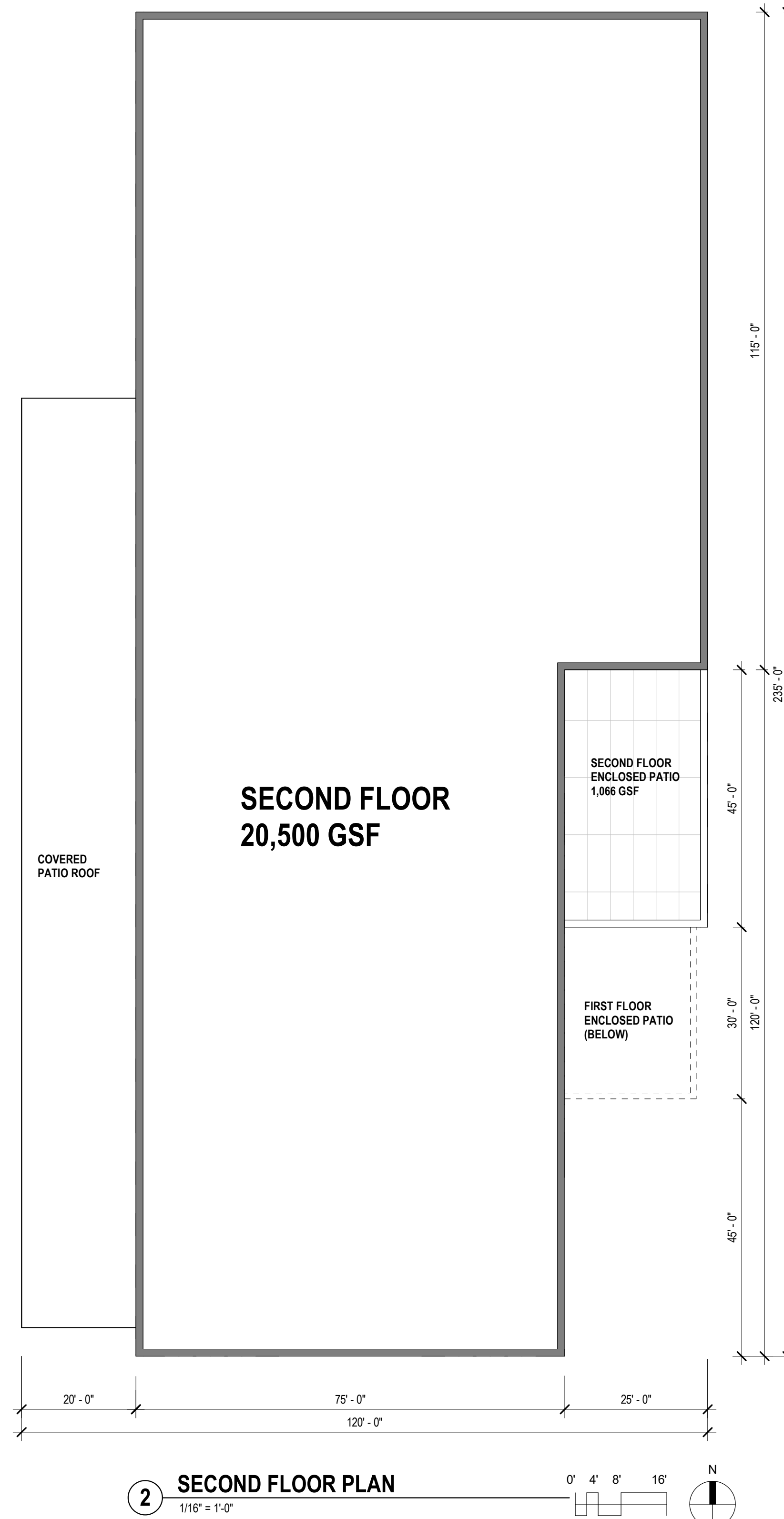
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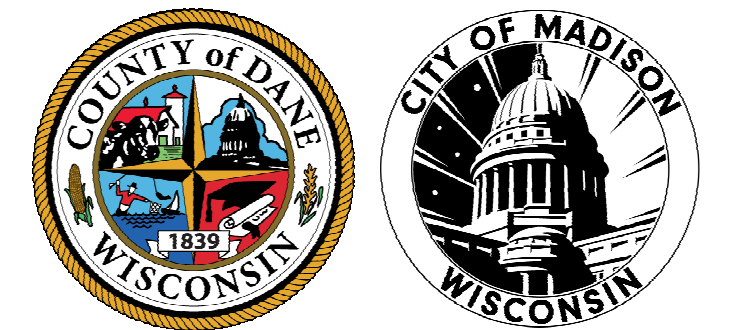
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**PROPOSED  
BUILDING PLAN**

**A1**





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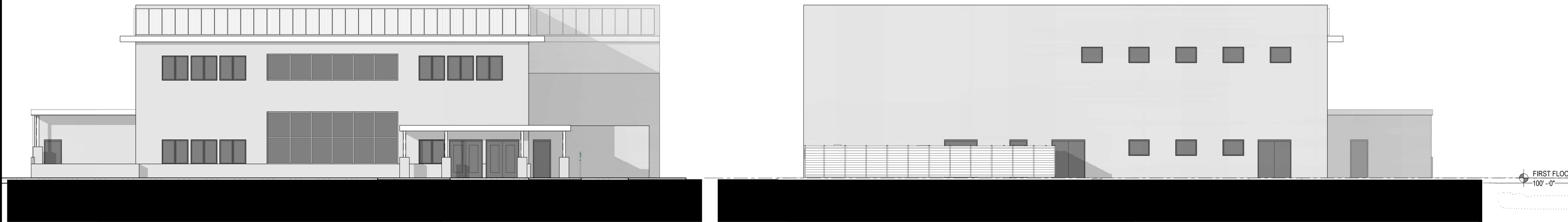
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**PROPOSED  
BUILDING MASSING  
ELEVATIONS**

**A2**



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

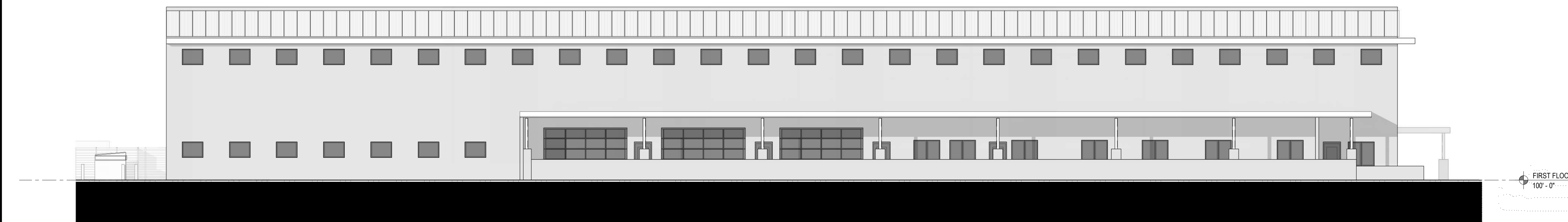
**3 NORTH ELEVATION**  
3/32" = 1'-0"

FIRST FLOOR  
100' - 0"



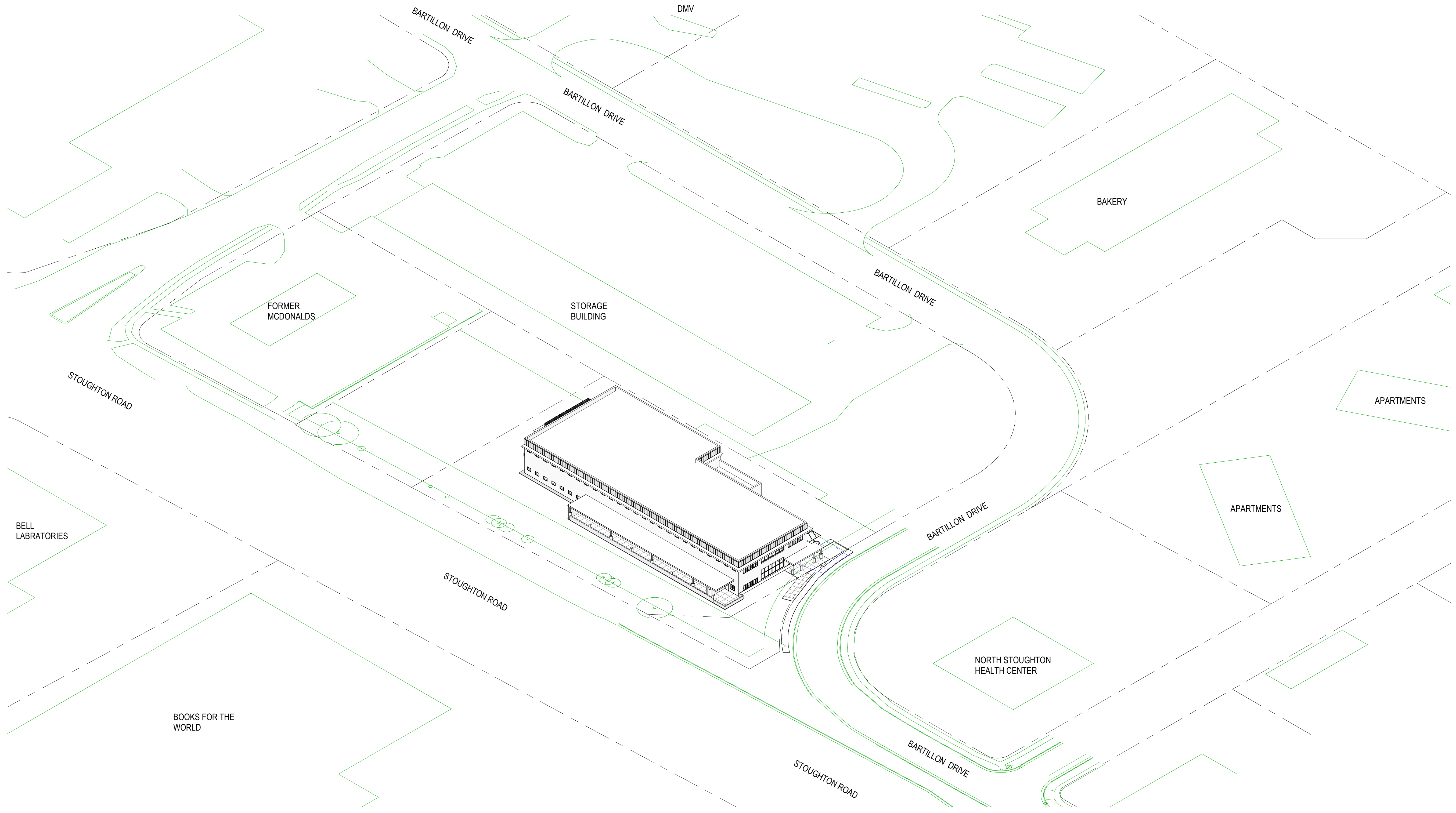
**4 EAST ELEVATION**  
3/32" = 1'-0"

FIRST FLOOR  
100' - 0"



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

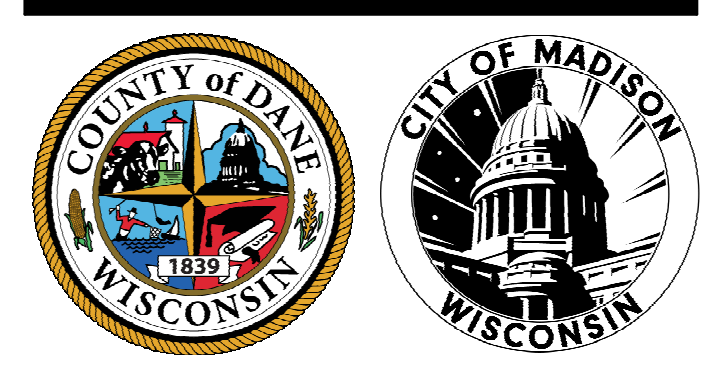
FIRST FLOOR  
100' - 0"



1 SITE AXONOMETRIC VIEW

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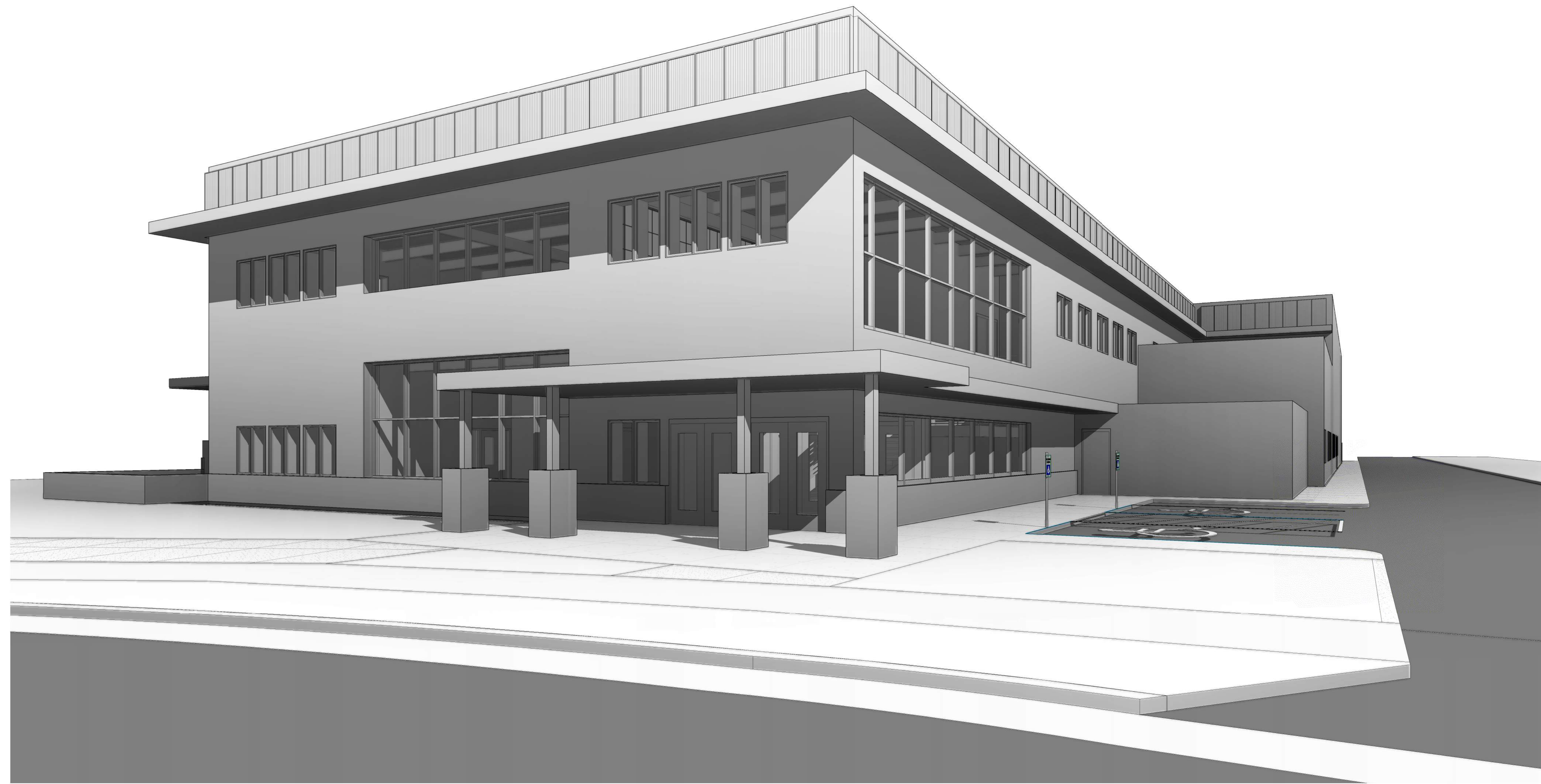
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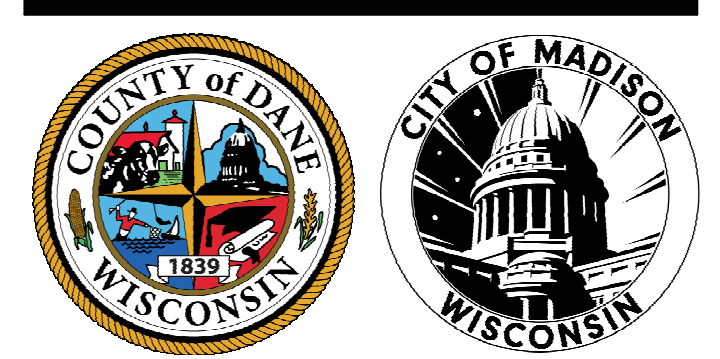
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**PROPOSED  
BUILDING MASSING  
3D**

**A3**



② VIEW FROM BARTILLON



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**PROPOSED  
BUILDING MASSING  
3D**

**A4**