

# 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:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_ 10.6.21  
10:16 a.m.  
Aldermanic District \_\_\_\_\_ RECEIVED  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submission reviewed by \_\_\_\_\_  
Legistar # \_\_\_\_\_

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

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

### 1. Project Information

Address: 1824 South Park Street  
Title: Grocery Store and Taqueria

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

UDC meeting date requested 1 December 2021  
 New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

### 3. Project Type

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

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

**Other**  
 Please specify \_\_\_\_\_

### 4. Applicant, Agent, and Property Owner Information

<b>Applicant name</b>	<u>Toby Arteaga</u>	<b>Company</b>	<u>Geovani, LLC</u>
<b>Street address</b>	<u>1004 Fish Hatchery Road</u>	<b>City/State/Zip</b>	<u>Madison, WI 53715</u>
<b>Telephone</b>	<u>608-445-4043</u>	<b>Email</b>	<u>tobyarteaga@hotmail.com</u>
<b>Project contact person</b>	<u>Eric Kom</u>	<b>Company</b>	<u>Sketchworks Architecture, LLC</u>
<b>Street address</b>	<u>7780 Elmwood Ave, Suite 208</u>	<b>City/State/Zip</b>	<u>Middleton, WI 53562</u>
<b>Telephone</b>	<u>608-836-7570</u>	<b>Email</b>	<u>ekom@sketchworksarch.com</u>
<b>Property owner (if not applicant)</b>	<u>Geovani, LLC</u>		
<b>Street address</b>	<u>1004 Fish Hatchery Rd</u>	<b>City/State/Zip</b>	<u>Madison, WI 53715</u>
<b>Telephone</b>	<u>608-445-4043</u>	<b>Email</b>	<u>tobyarteaga@hotmail.com</u>

**5. Required Submittal Materials**

- Application Form**
- Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development Plans (Refer to checklist on Page 4 for plan details)**
- Filing fee**
- Electronic Submittal\***
- 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.

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

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

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

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

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jenny Kirchgatter, Kevin Firchow, Colin Punt on 28 September 2021.
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 Toby Arceaga Relationship to property Owner  
 Authorizing signature of property owner *Toby Arceaga* Date 10-5-21

**7. Application Filing Fees**

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

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

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

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

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

## 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.** Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. 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 Variance 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

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.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal 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 (include material 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
- Proposed Signage (if applicable)
- 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)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance 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



Dec 9, 2021

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701

RE: Plan Commission: Letter of Intent  
Grocery & Taqueria  
1824 South Park Street

Dear Planning and Development Staff:

On behalf of building owner, Sketchworks Architecture, LLC is submitting this letter of intent and application for a Change of Use at 1824 South Park Street. We are seeking approval for conversion of the facility from *Business* to *Restaurant (A-2)* and *Mercantile (M)*.

Our initial Planning meeting with the City of Madison was on 28 September. It was confirmed that the uses are permitted under the current zoning (CC-T district) and a Land Use application was recommended. However, a Condition Use permit will be required for the proposed exterior patio.

**Proposal Summary Use:**

The facility will house a grocery store with a mezzanine office area, small butcher shop, and taqueria restaurant with an outdoor patio seating area. The parking area and other site features will also be updated with this project. We are seeking two approvals:

- 1) a Change of Use from *Business* to *Restaurant (812 SF)* and *Mercantile (6,000 SF)*
- 2) a Condition Use permit for the construction of an exterior patio

**Existing conditions:**

The site of 1824 South Park Street currently houses a small office area with a mezzanine and storage area. The whole interior will be emptied and demolished in preparation for the new use.



**Hours of Operation (Proposed and subject to change):**  
Monday-Sunday: 10 AM – 8 PM

The project will consist of the general criteria listed below:

**Project Data:**

Project Name:	Grocery and Taqueria (subject to change)
Address:	1824 South Park Street
Estimated Project Cost:	\$1,500,000
Proposed Use:	Mercantile and Restaurant
Total Tenant Area:	6,000 GSF + 800 SF of mezzanine ~ 6,800 GSF
Number of Jobs:	12 full-time, 2-4 part-time (Planning for 8 employees working at any given time)

**Zoning District:**

Commercial Corridor – Transitional District (CC-T)

**Urban Design District #7 Criteria:**

- 1.b. A patio is purposed to visual enhance the pedestrian character of the street and an entry walkway is being added from the parking lot and street.
- 2.a. The south and east elevations are designed to complement each other, offer some variety, or detail and improve the pedestrian scale of the building. Mechanical screening, matching the new roof elements, is added for the new equipment on the roof.
- 2.b. The building being renovated is the tallest building in the series of buildings. Adding a higher element of parapet would be counterproductive to the overall scale of the block. Buildings in the low-density area are painted a variety of bland colors with several types of signage. Renovating and painting this building may spark interest is “brightening” the buildings on the street.
- 3.b. The majority of buildings in the area are one- or two-story buildings between 16-30 feet tall. This building is roughly 19 feet at the peak and the screening wall will add 5-6 feet of height.
- 4.a. The building has ~30% windows on the primary (east) elevation. This is a structural wall and adding more windows (more structure) would be cost prohibitive. As mentioned previously, a patio is being added to enhance the pedestrian character.
- 5.a. Materials being added to the building are brick, wood, precast concrete, and aluminum storefront. Existing gray concrete block walls will be (re)ainted with a durable exterior paint.
6. *Signage will be coverage under a separate submittal.*
- 7.a. Two tree islands are proposed, based on guidance and the previously approved site plan.
- 7.b. Parking lighting will be provided by existing pole lights on the site and new wall lights on the south side of the building.
8. A landscape plan is included with the proposal that meets ordinance requirements, including parking screening.
- 9.b. New bike racks are located just off the sidewalk near the edge of the property line but not far from the building entrance. New paving is being added to the main entrance and patio area.



**Project Schedule:**

UDC Information Presentation:	Oct 27, 2021
UDC Meeting:	Dec 15, 2021
Zoning Submittal:	Dec 27, 2021
Interior Construction Start:	January 2022
Exterior Construction Start:	March 2022
Occupancy:	June 2022

**Project Team:**

The key individuals and firms involved in this planning and design process include:

Building Owner:  
Toby Arteaga  
1004 Fish Hatchery Road  
Madison, WI 53715  
Contact: Toby Arteaga  
(608) 251-4042

Architect:  
Sketchworks Architecture, LLC  
7780 Elmwood Ave Ste 208  
Middleton, WI 53562  
Contact: Eric Kom  
(608) 836-7570

Tenant:  
Grocery and Taqueria  
1824 South Park Street  
Madison, WI 53715  
Contact: Toby Arteaga  
(608) 251-4042

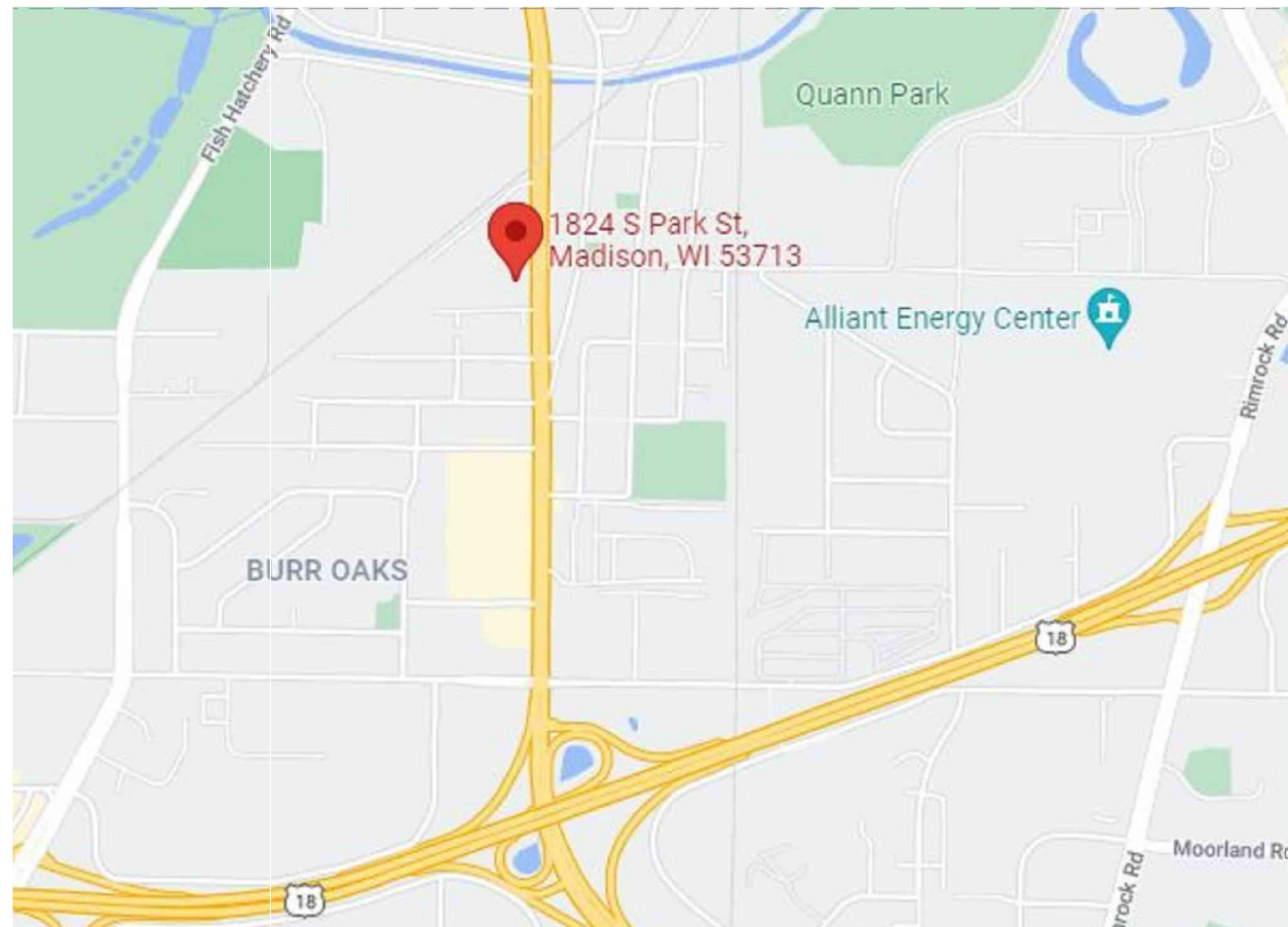
General Contractor:  
Supreme Structures  
2906 Marketplace Dr  
Madison, WI 53719  
Contact: Forrest Heaney  
(608) 224-0777

Please feel free to contact us with any questions you may have regarding this request.

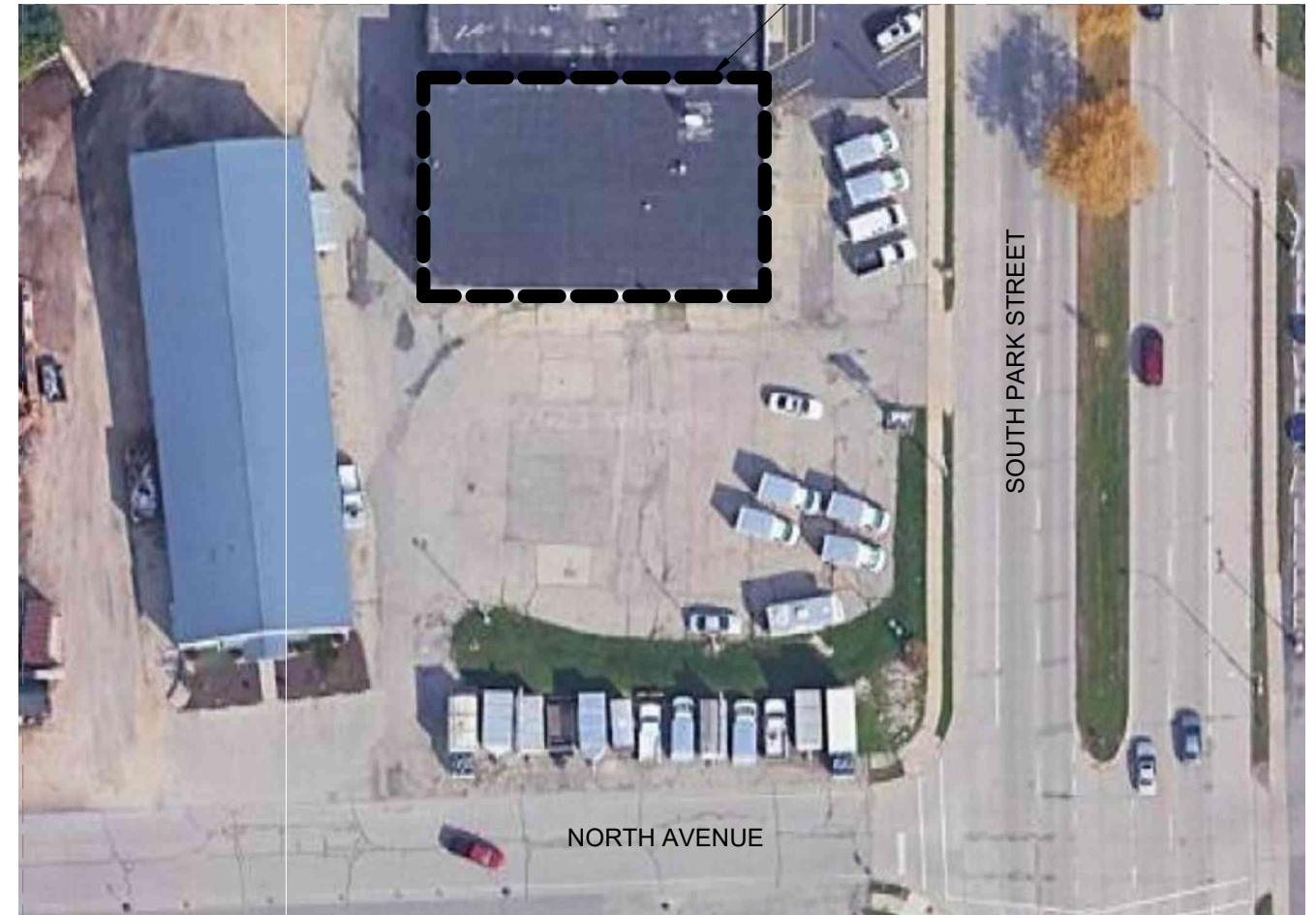
Respectfully,

A handwritten signature in black ink, appearing to read "Eric Kom".

Eric Kom  
Sketchworks Architecture, LLC



PROJECT LOCATION



BUILDING LOCATION





SOUTH PARK STREET FAÇADE (EAST)



REAR FAÇADE (WEST)



SOUTH PARK STREET FAÇADE (EAST)



SOUTH FAÇADE (LONG SIDE)

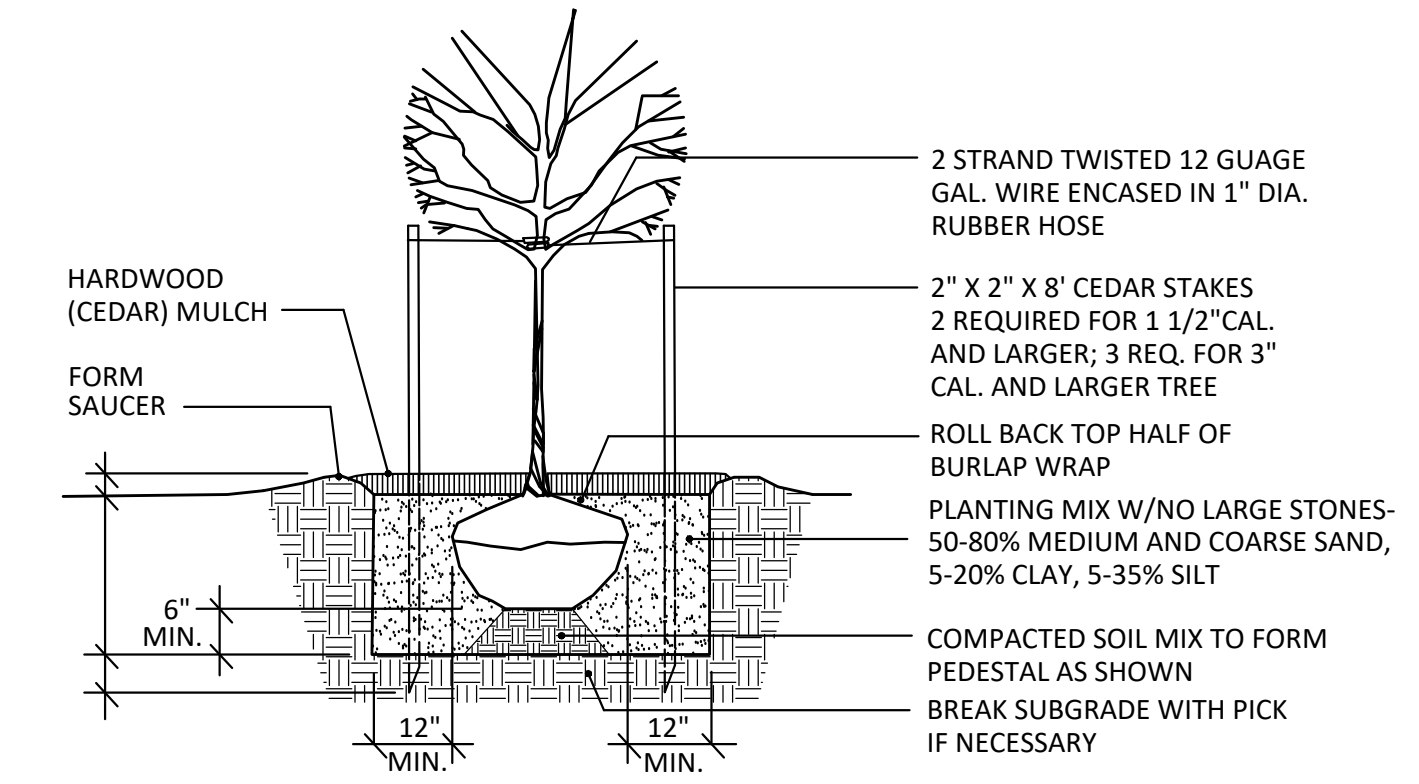
**Landscape Calculations and Distribution (CC-T Zoning):**  
 Five (5) landscape points shall be provided per each (300) sf of developed area  
 Total sf of developed area = 16,677 sf  
 Developed area divided by (300) x 5 = 278 Points Required

**Development Frontage Landscaping**  
 Total lf of lot frontage = 328 lf  
 Required Trees = 11                      Provided Trees = \*\*7  
 Required Shrubs = 55                      Provided Shrubs = \*\*36  
 \*\* Owner requests waiver from required trees along overall frontage due to a limited amount of space and existing conditions of extents of current pavement

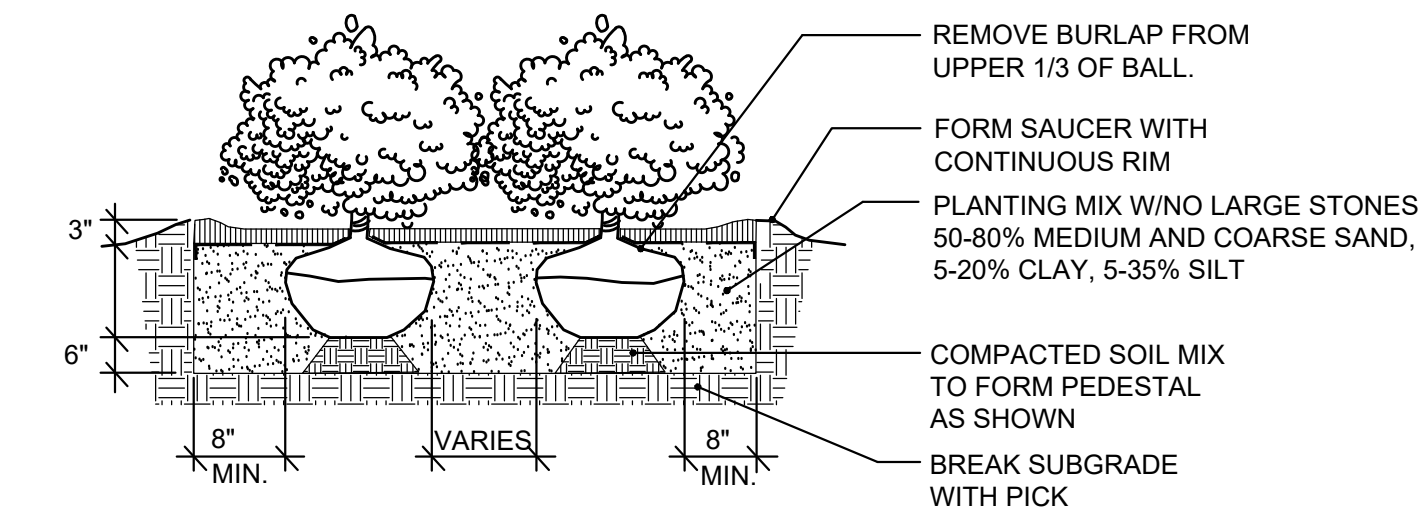
**Tabulation of Points and Credits (includes Development Frontage Landscaping):**

Plant Type/Element	Min. size	Points	Proposed	
			Qty.	Pts.
Overstory Deciduous Tree	2 1/2" cal.	35	7	245
Ornamental tree	1 1/2" cal.	15	2	30
Upright evergreen shrub	3-4 feet tall	10	-	-
Shrub, deciduous	18" or 3 gal.	3	36	108
Shrub, evergreen	18" or 3 gal.	4	-	-
Ornamental grasses	18" or 3 gal.	2	10	20
Ornamental fence or wall	na	4 per 10 lf	-	-
<b>Total</b>				<b>403</b>

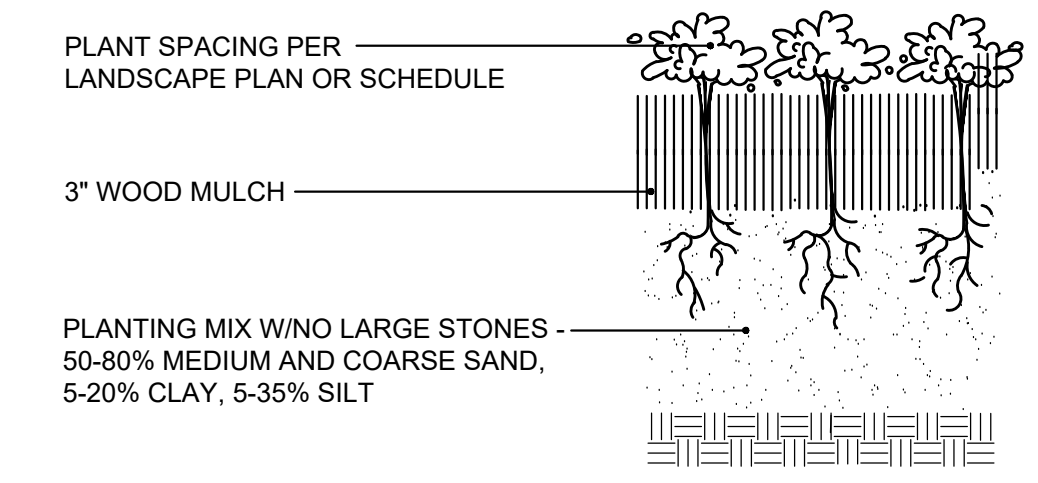
403 Total Points Provided (278 Required)



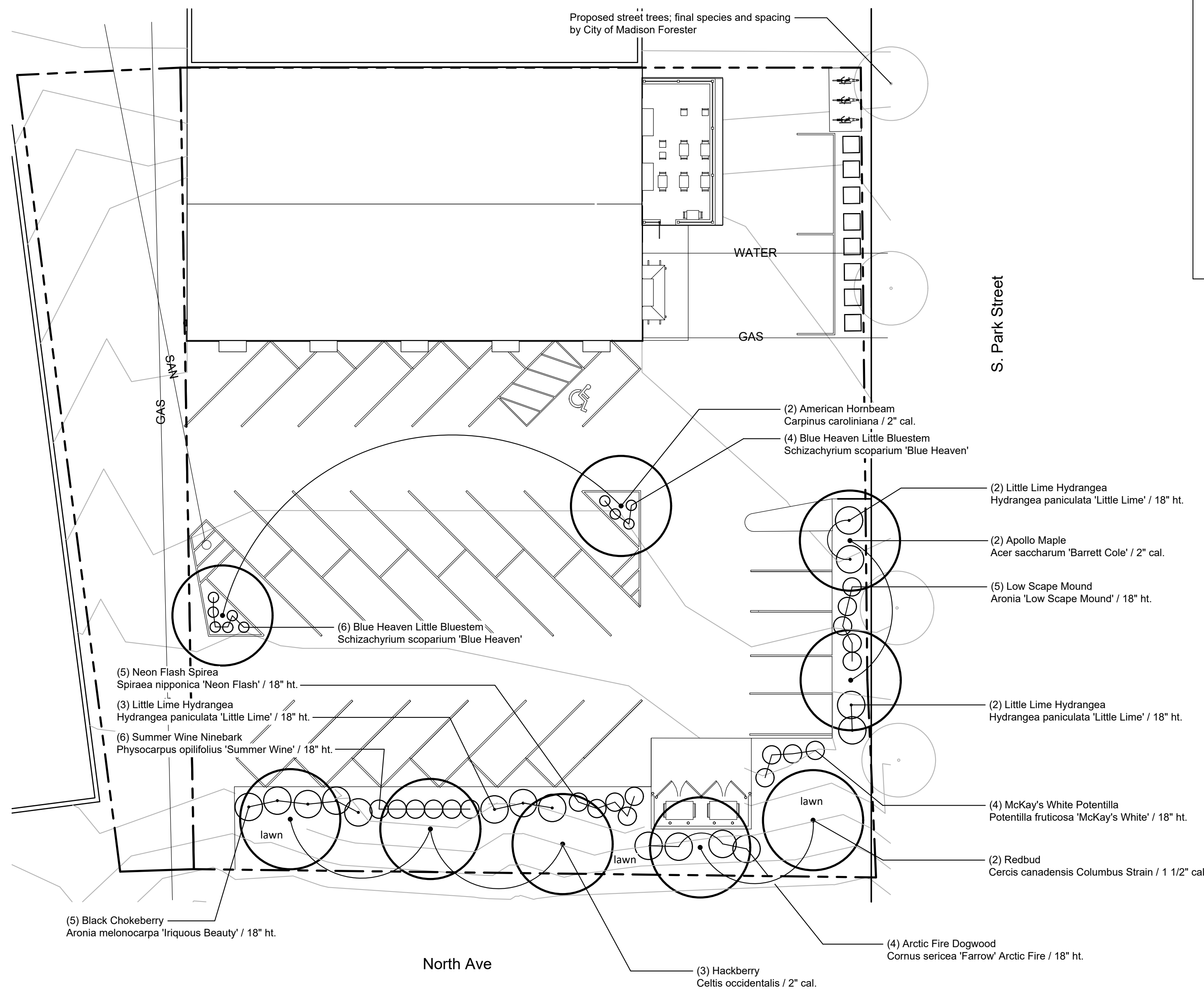
**2 TREE PLANTING**  
NTS



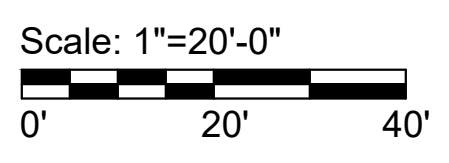
**3 SHRUB PLANTING**  
NTS



**4 PERENNIAL PLANTING**  
NTS



**1 LANDSCAPE PLAN**  
1"=20'-0"



- GENERAL NOTES:**
- Trees and shrub groupings are to receive wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
  - "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation.
  - Landscape Contractor shall provide regular maintenance until a date 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.
  - Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.
  - Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). Any damage or injury to existing street trees (either above or belowground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required.
  - As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm>
  - Street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Removal of fencing is not allowed for deliveries or equipment access through the tree protection zone.
  - Pruning Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.
  - Soil Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited.

**MONTERREY MARKET**  
TENANT IMPROVEMENT  
1824 SOUTH PARK STREET  
MADISON, WI

**Project Status**

2021.09.01	UDC Submittal
2021.10.06	Updates
2021.12.09	UDC Submittal

PROJ. #: 21121-01

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**LANDSCAPE PLAN**

**LP101**

GENERAL SITE PLAN NOTES:

- A. CONTRACTOR TO ENGAGE SERVICES OF SURVEYOR TO VERIFY ALL PROPERTY LIMITS AND ENSURE COMPATIBILITY WITH PROPOSED ALTERATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION WITH PROPOSED ALTERATIONS.
- B. EXISTING ADJACENT BUILDINGS TO BE PROTECTED FROM DAMAGE DURING ALL DEMOLITION AND CONSTRUCTION WORK
- C. CITY SIDEWALKS, UTILITIES AND LANDSCAPE TO REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. IF MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITIONS AND CURRENT ACCESSIBILITY STANDARDS.
- D. VERIFY CURRENT UTILITY LOCATIONS, CONFIRM SERVICES WITH PROPOSED ALTERATIONS AND COORDINATE RELOCATION AS REQUIRED.
- E. COORDINATE CONSTRUCTION STAGING AREA WITH OWNER, INCLUDING JOBSITE ACCESS, DUMPSTER PLACEMENT, AND JOB TRAILER LOCATIONS. CONTRACTOR TO MAINTAIN EGRESS EXIT PATH THROUGH JOB SITE, INCLUDING CONSTRUCTION SITE AND STAGING AREAS.

GENERAL PARKING NOTES:

- A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- B. PARKING DIMENSIONS ARE FROM CENTERLINE OF STALL TO CENTERLINE OF STALL, OR TO "CLEAR" SPACE OF STALL.
- C. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
- D. TRASH / RECYCLE LOCATION: OWNER SHALL PROVIDE SEPARATE ROOM OR DESIGNATED SPACE WITHIN OR ADJACENT TO BUILDING FOR SEPARATION, TEMPORARY STORAGE AND COLLECTION OF RECYCLABLE MATERIALS.
- E. ALL ADA AND VAN ACCESSIBLE STALLS WILL BE PROVIDED AT SURFACE LOT, FOLLOW ANSI 117
- F. SITE AREA: 26,400 SF +/- (0.61 ACRE)
- G. PARKING REQUIREMENTS:  
 RESTAURANT STALLS REQUIRED = 12  
 MERCHANTILE STALLS REQUIRED = 5  
 VAN ACCESSIBLE STALLS REQUIRED = 1 STALLS  
 TOTAL STALLS REQUIRED = 18 STALLS  
 TOTAL STALLS PROVIDED = 33 STALLS  
 BIKE STALLS = 1/2000 SF = 3  
 = 5% OCCUPANCY = 2  
 TOTAL BIKE STALLS REQUIRED = 5 STALLS  
 TOTAL BIKE STALLS PROVIDED = 6 STALLS

SITE STATISTICS

SITE SIZE: 26,400 SF (0.61 ACRES)  
 BUILDING AREA: 6,000 SF  
 LOT COVERAGE: 23,754 SF (89%, EXISTING)

# SITE PLAN KEYNOTES:

- 1 INSTALL CONCRETE STOOP
- 2 INSTALL TRASH ENCLOSURE FOR 3CY DUMPSTERS
- 3 REPAVE LOT
- 4 PAINT STRIPING FOR PARKING
- 5 REGRADE TOPOGRAPHY AND PAVE FOR PARKING AS REQUIRED
- 6 INSTALL FOUNDATION AND RETAINING WALLS
- 7 INSTALL CONCRETE PATIO (APPROVAL OF CONDITIONAL USE REQ'D)
- 8 INSTALL CONCRETE SLAB AND BIKE PARKING RACKS
- 9 INSTALL PLANTERS; SEE LANDSCAPE PLAN
- 10 INSTALL CONCRETE PAD AND FOUNDATION
- 11 REGRADE AND INSTALL LANDSCAPING; SEE LANDSCAPE PLAN
- 12 EXISTING POLE LIGHTS TO REMAIN; INSTALL NEW FIXTURES
- 13 EXISTING POLE SIGN TO REMAIN
- 14 REMOVE LIGHT POLE AND BASE
- 15 INSTALL METAL PANEL MECHANICAL SCREENING; SEE ELEVATIONS
- 16 INSTALATION AREA FOR MECHANICAL EQUIPMENT
- 17 INSTALL NEW STOP SIGN
- 18 INSTALL SHORT RETAINING WALL

Project Status

A	2021.10.25	BID SET
C	2121.12.09	UDC Review

PROJ. #: 21121-01

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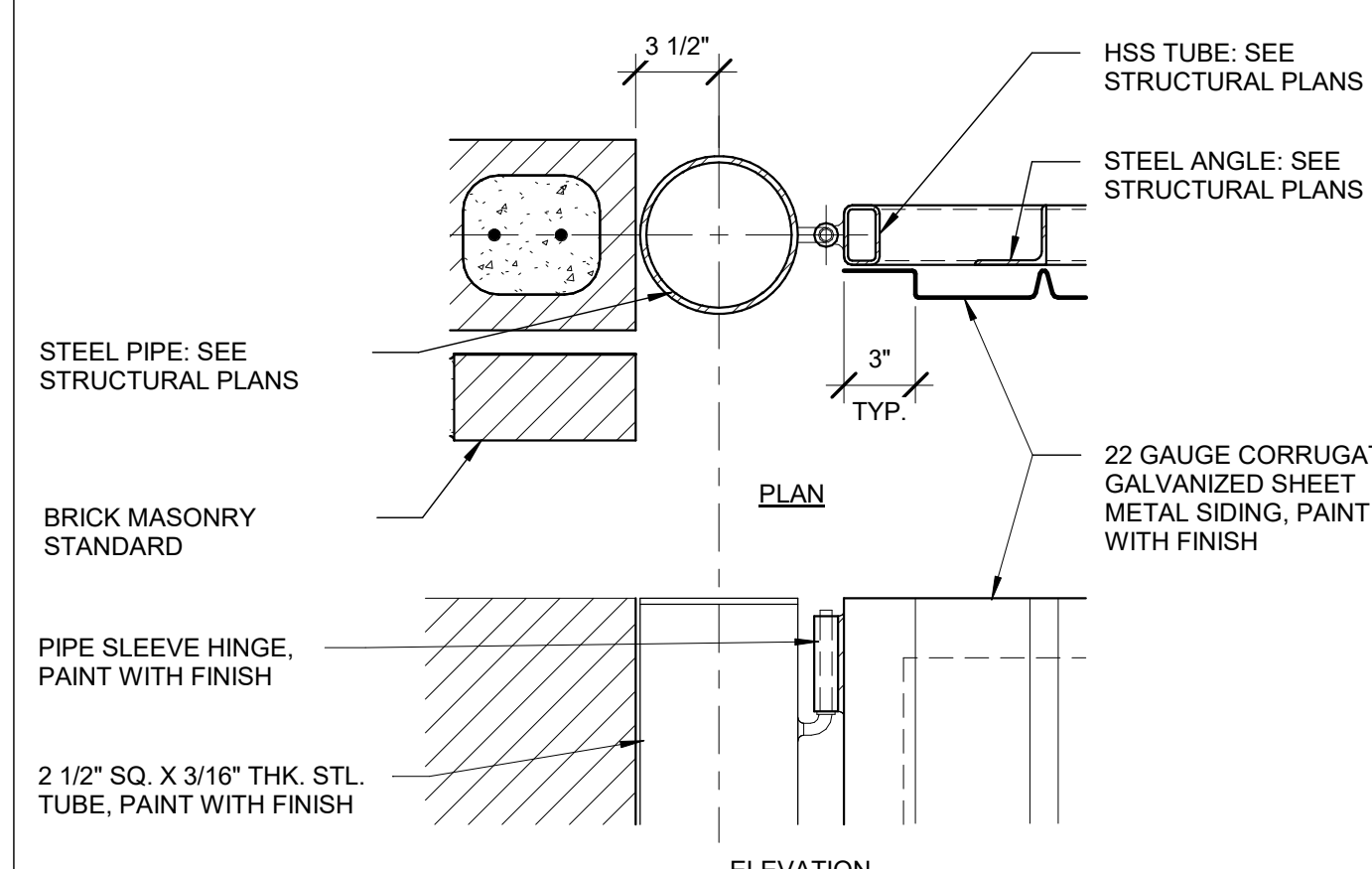
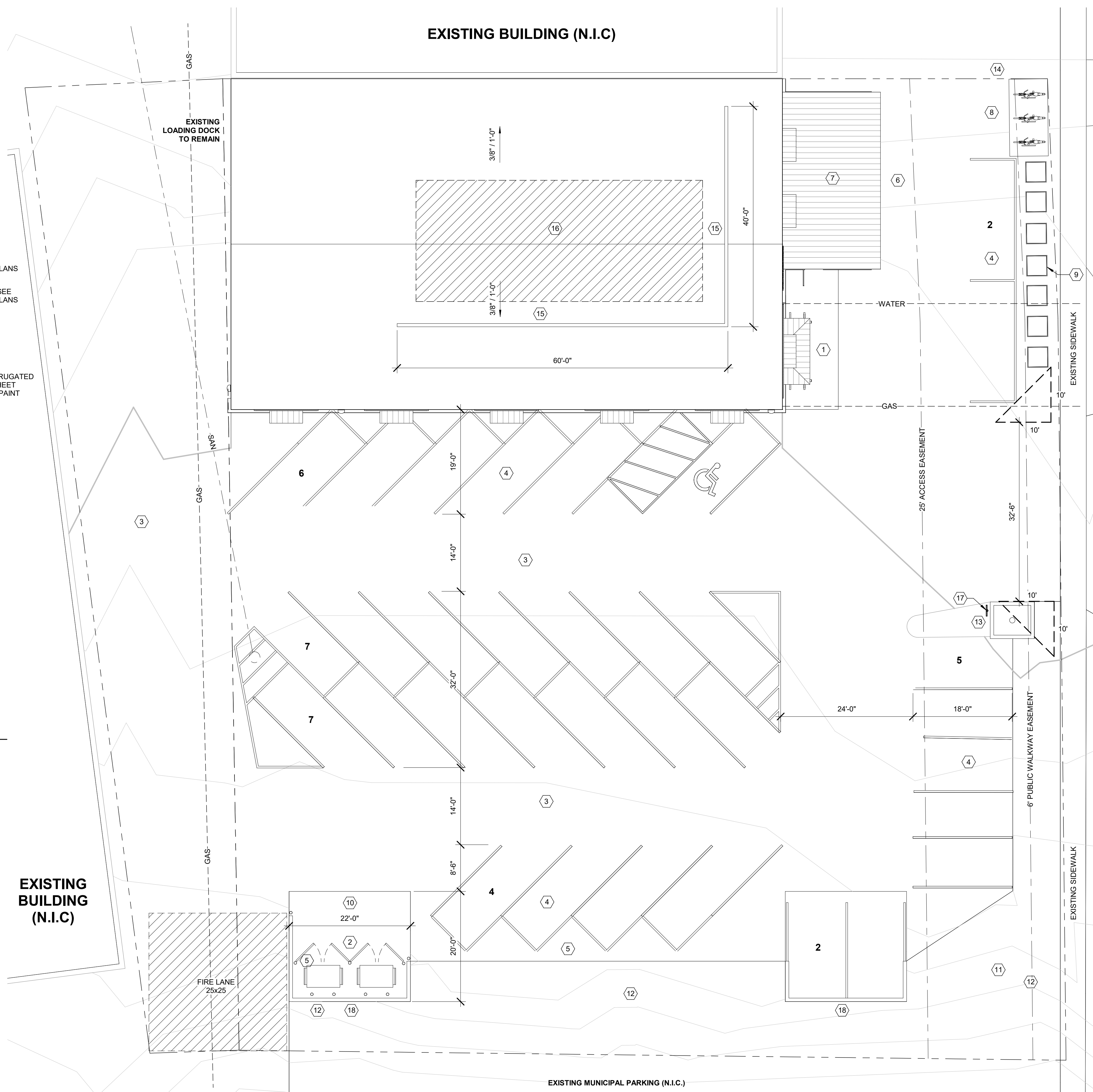
ARCHITECTURAL SITE PLAN

AS101

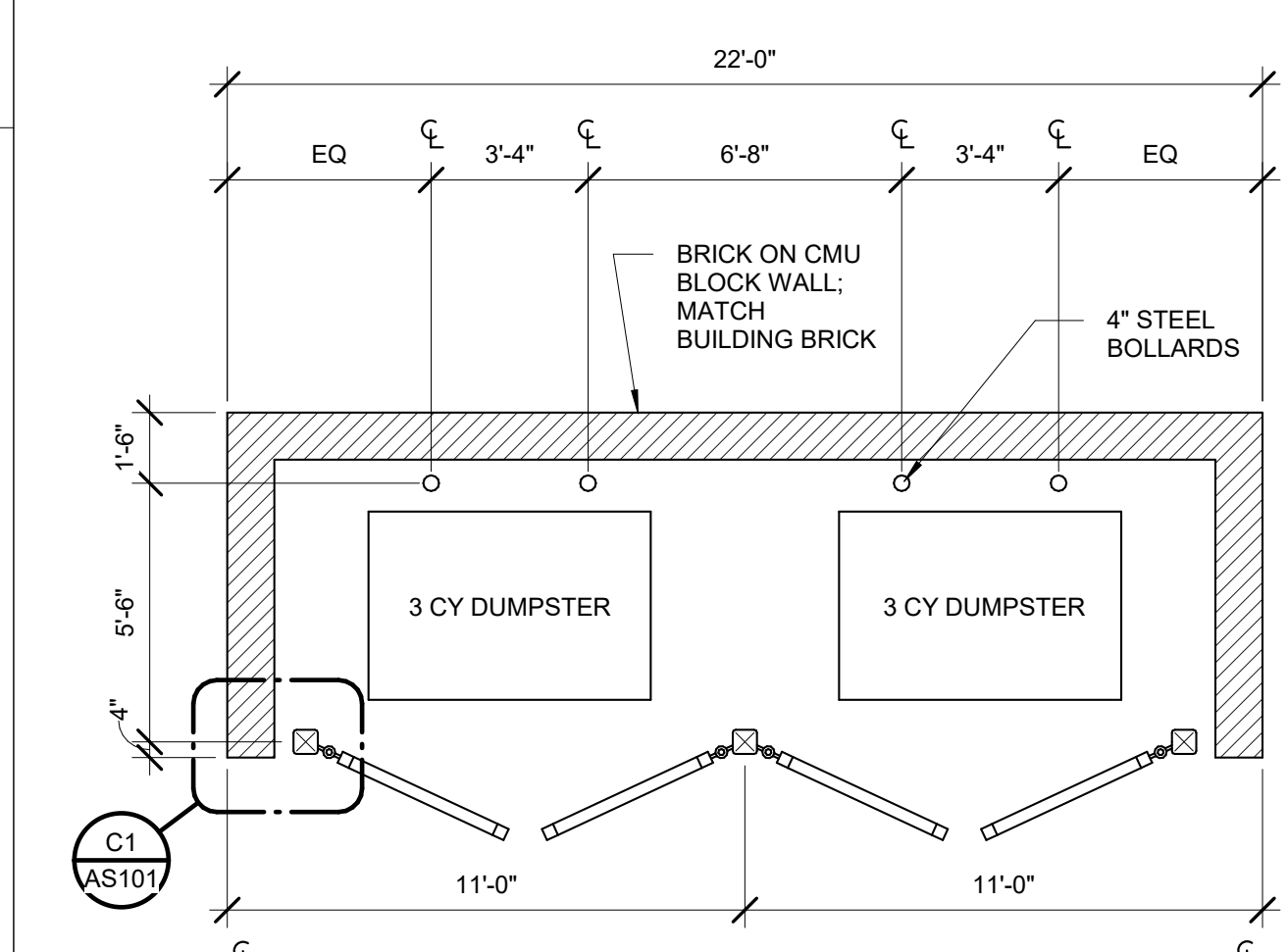
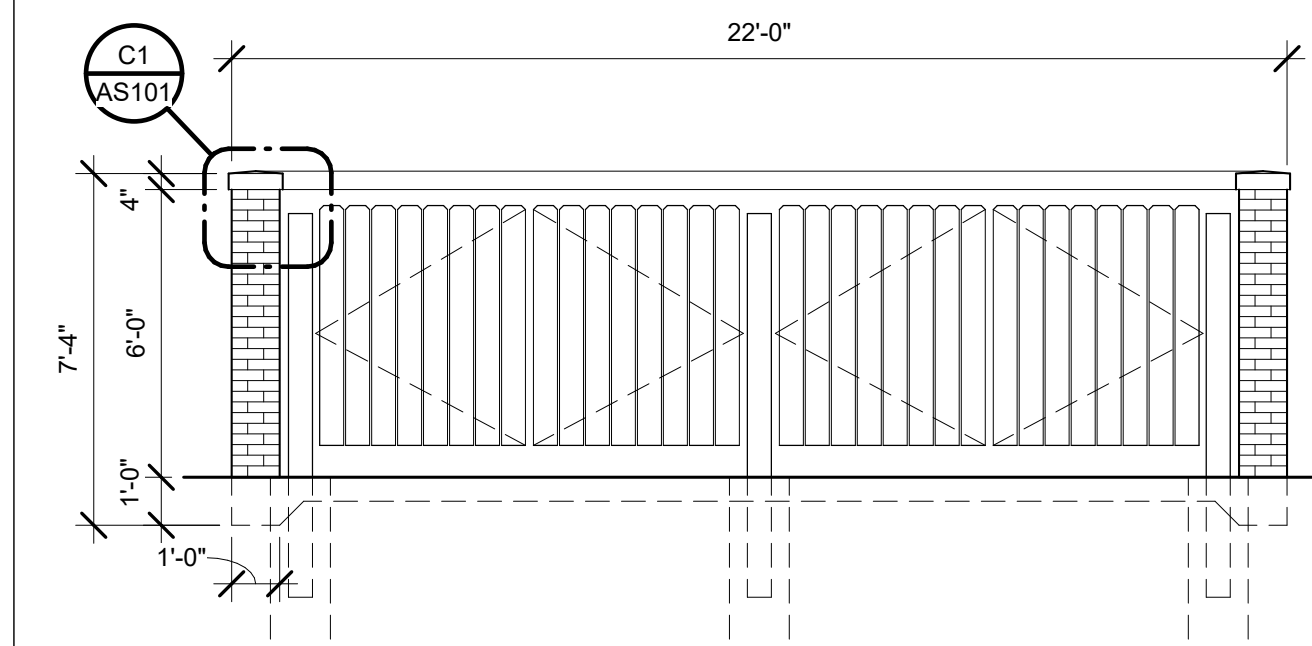
EXISTING BUILDING (N.I.C)

EXISTING BUILDING (N.I.C)

A1a ARCHITECTURAL SITE PLAN  
1" = 10'-0"

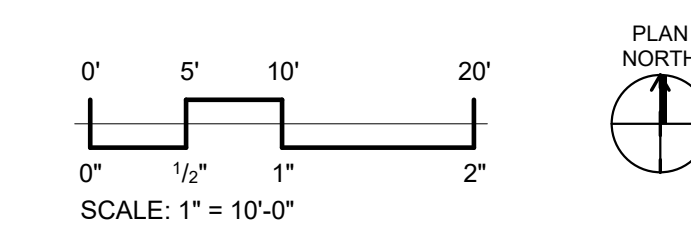


C1 TRASH ENCLOSURE DETAIL  
1 1/2" = 1'-0"



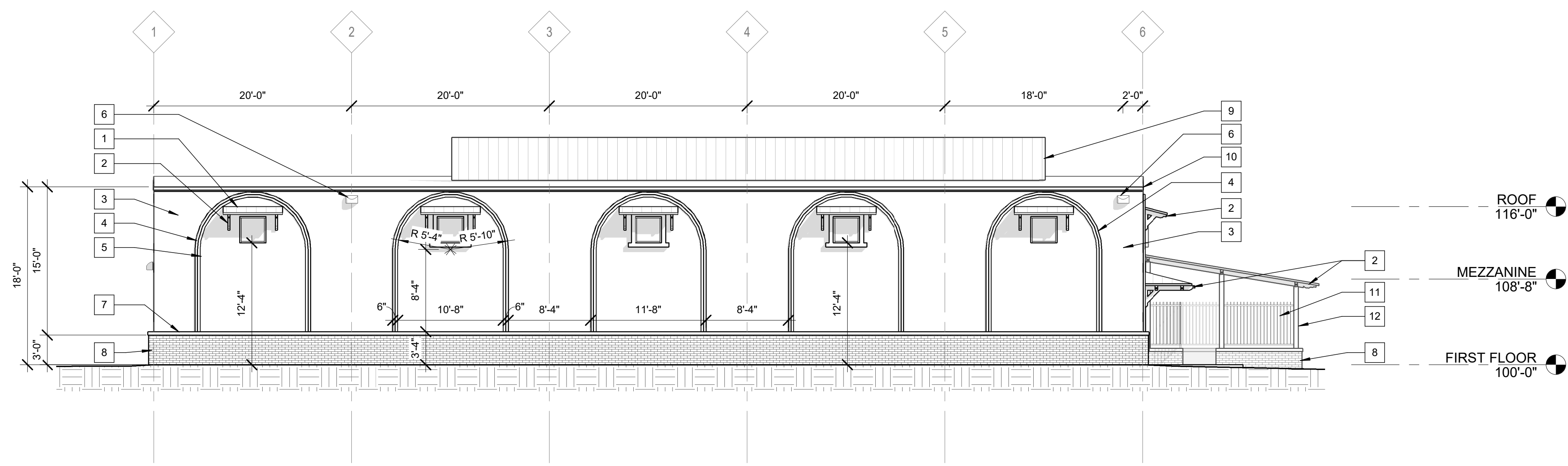
A1 TRASH ENCLOSURE  
1/4" = 1'-0"

PRELIMINARY

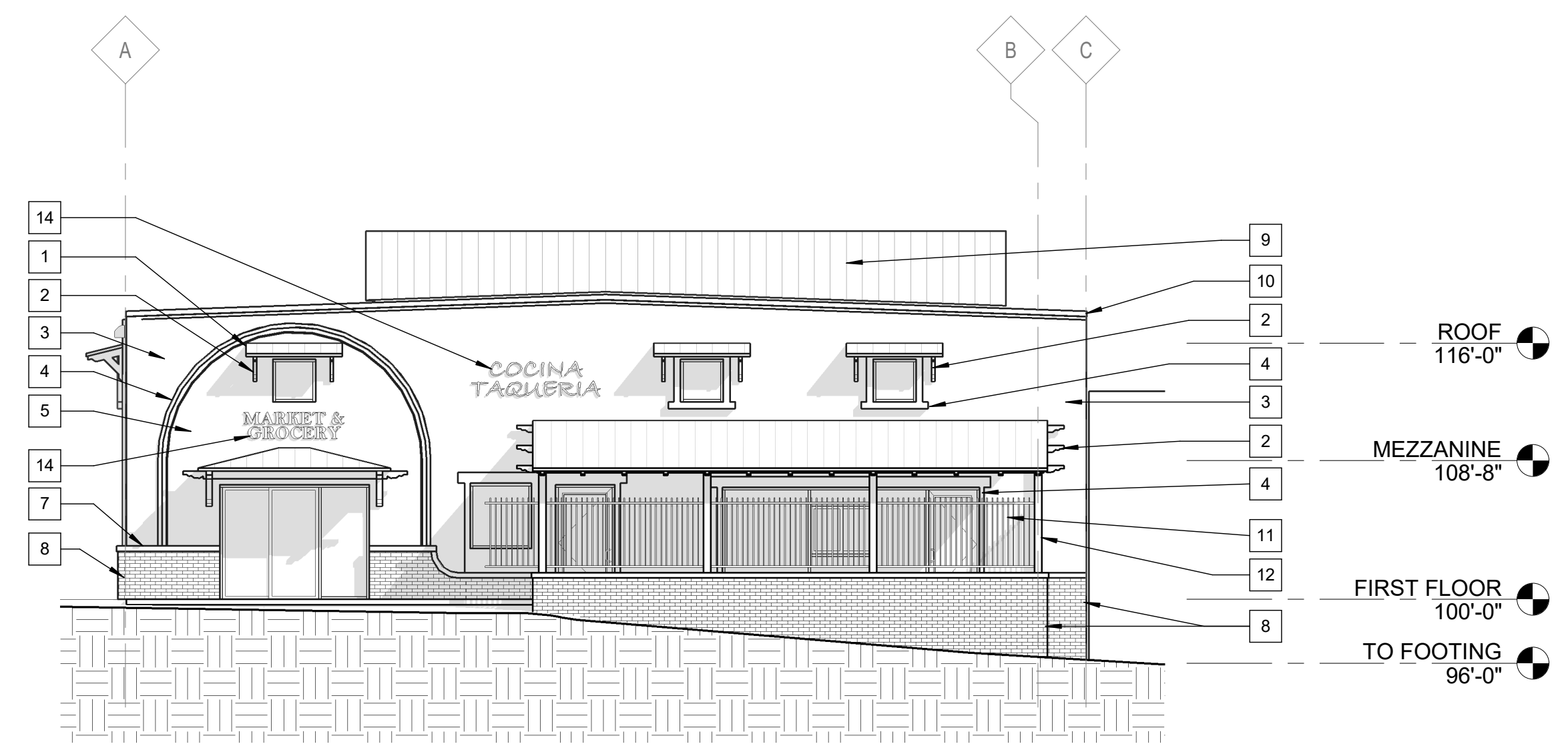




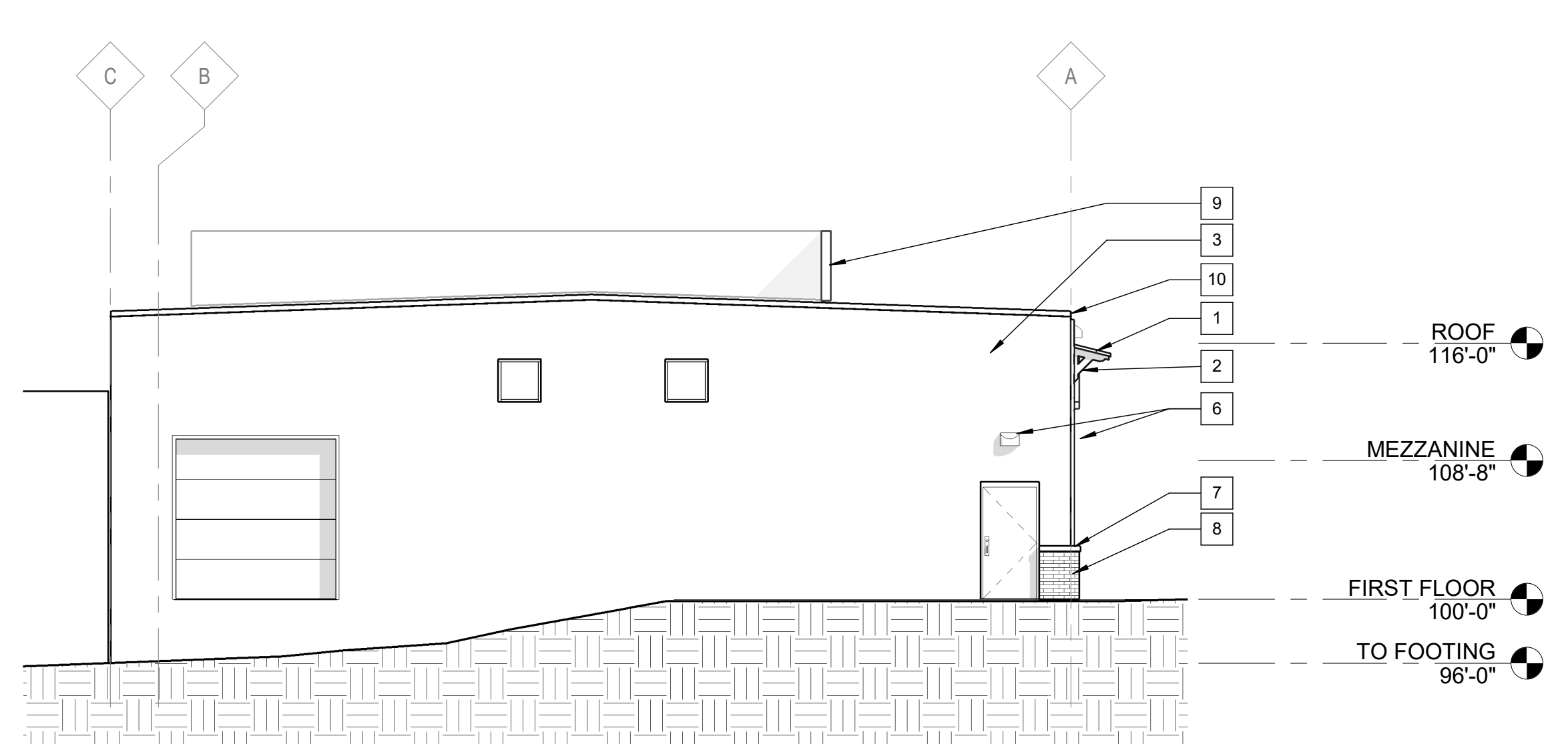
EXTERIOR MATERIAL SCHEDULE							
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	METAL ROOF	TBD	STANDING SEAM	TERRACOTTA OR SIM.			
2	BRACKET / FRAMING	TBD	WOOD (TREATED)	NATURAL			
3	PAINT	HALLMAN LINDSAY (TBD)	EXTERIOR	PALE TERRA (1058) OR SIM.			
4	EIFS PROFILE ARCH (PAINTED)	DECORAMOULD	TRIM 005 (EXT)	FLORIDA WATERS (0599) OR SIM.			
5	PAINT	HALLMAN LINDSAY (TBD)	EXTERIOR	TROPICAL DREAM (0912) OR SIM.			
6	WALL PACK LIGHTING	TBD	METAL	BRUSHED METAL			
7	4" LEDGE / SILL	TBD	PRECAST STONE	NATURAL			
8	BRICK	COUNTY MATERIALS (TBD)	MODULAR	BIGHORN BLEND OR SIM.			
9	METAL PANEL SCREENING	TBD	CORRUGATED METAL	TERRACOTTA OR SIM.			
10	METAL COPING (PAINTED)	TBD	4" DEPTH	FLORIDA WATERS (0599) OR SIM.			
11	METAL FENCING	TBD	ANOD. ALUM.	BLACK OR SIM.			
12	POST	TBD	WOOD (TREATED)	NATURAL			
13	NOT USED						
14	SIGNAGE / LETTERING	TBD	TBD	TBD			



C1 SOUTH ELEVATION  
1/8" = 1'-0"



A1 EAST ELEVATION  
1/8" = 1'-0"



A3 WEST ELEVATION  
1/8" = 1'-0"

**GROCERY & TAQUERIA**  
 TENANT IMPROVEMENT  
 1824 SOUTH PARK STREET  
 MADISON, WI

Project Status		
A	2021.10.25	BID SET
B	2021.11.17	ADDENDUM 1
C	2121.12.09	UDC Review

PROJ. #: 21121-01

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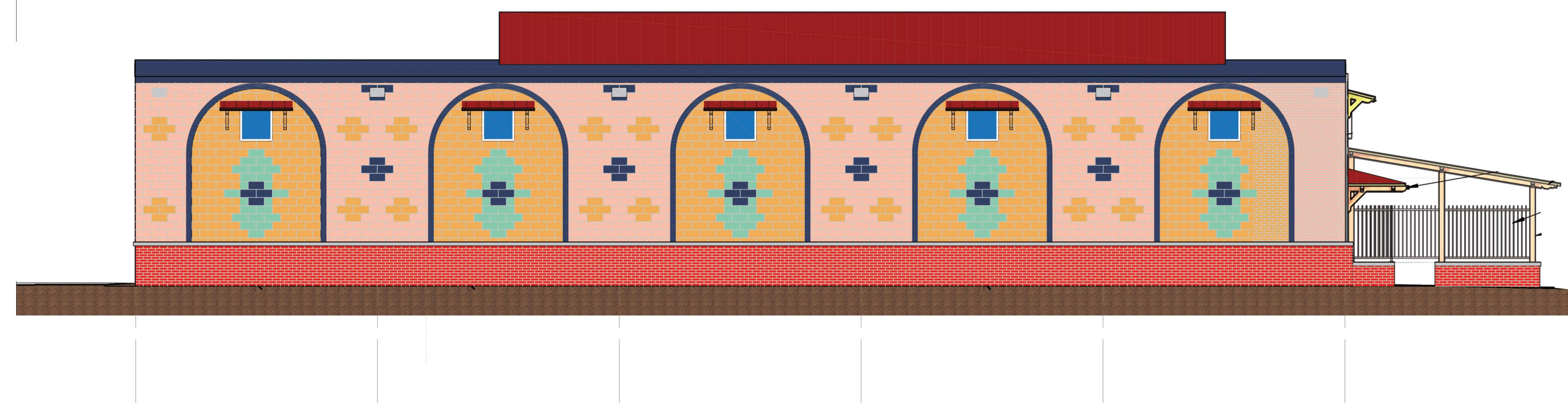
EXTERIOR ELEVATIONS

A201

PRELIMINARY

EXTERIOR MATERIAL SCHEDULE							
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	METAL ROOF	TBD	STANDING SEAM	TERRACOTTA OR SIM.			
2	BRACKET / FRAMING	TBD	WOOD (TREATED)	NATURAL			
3	PAINT	HALLMAN LINDSAY (TBD)	EXTERIOR	PALE TERRA (1058) OR SIM.			
4	EIFS PROFILE ARCH (PAINTED)	DECORAMOULD	TRIM 005 (EXT)	FLORIDA WATERS (0599) OR SIM.			
5	PAINT	HALLMAN LINDSAY (TBD)	EXTERIOR	TROPICAL DREAM (0912) OR SIM.			
6	WALL PACK LIGHTING	TBD	METAL	BRUSHED METAL			
7	4" LEDGE / SILL	TBD	PRECAST STONE	NATURAL			
8	BRICK	COUNTY MATERIALS (TBD)	MODULAR	BIGHORN BLEND OR SIM.			
9	METAL PANEL SCREENING	TBD	CORRAGATED METAL	TERRACOTTA OR SIM.			
10	METAL COPING (PAINTED)	TBD	4" DEPTH	FLORIDA WATERS (0599) OR SIM.			
11	METAL FENCING	TBD	ANOD. ALUM.	BLACK OR SIM.			
12	POST	TBD	WOOD (TREATED)	NATURAL			
13	NOT USED						
14	SIGNAGE / LETTERING	TBD	TBD	TBD			

ELEVATIONS WERE CREATED WITH DIFFERENT SOFTWARE. THE SOUTH ELEVATION IS THE BEST REPRESENTATION OF COLORS (NOTE: EVERY MONITOR SHOWS COLORS DIFFERENTLY).

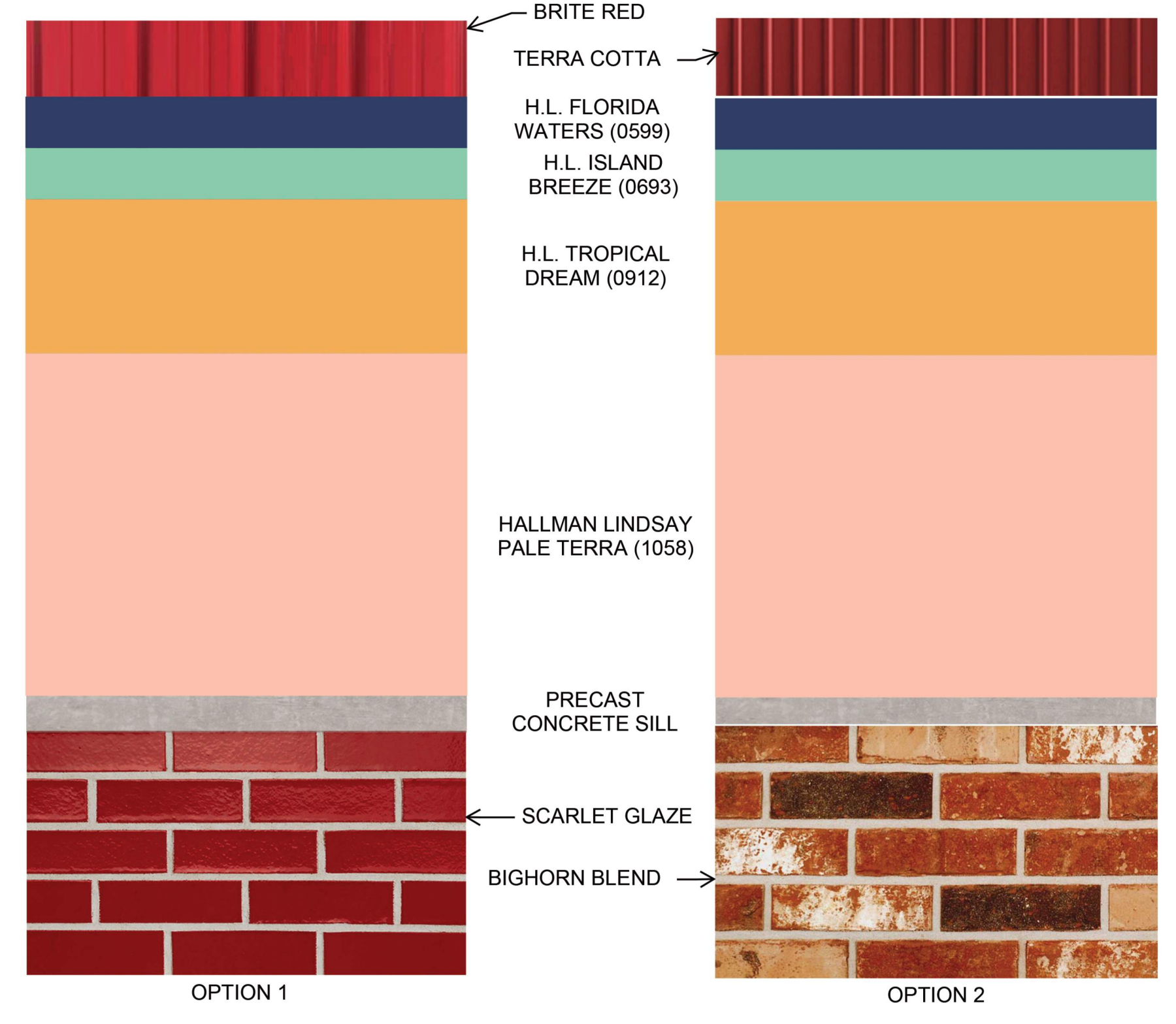


ROOF 116'-0"

MEZZANINE 108'-8"

FIRST FLOOR 100'-0"

**C1** SOUTH ELEVATION  
1/8" = 1'-0"



OPTION 1                      OPTION 2



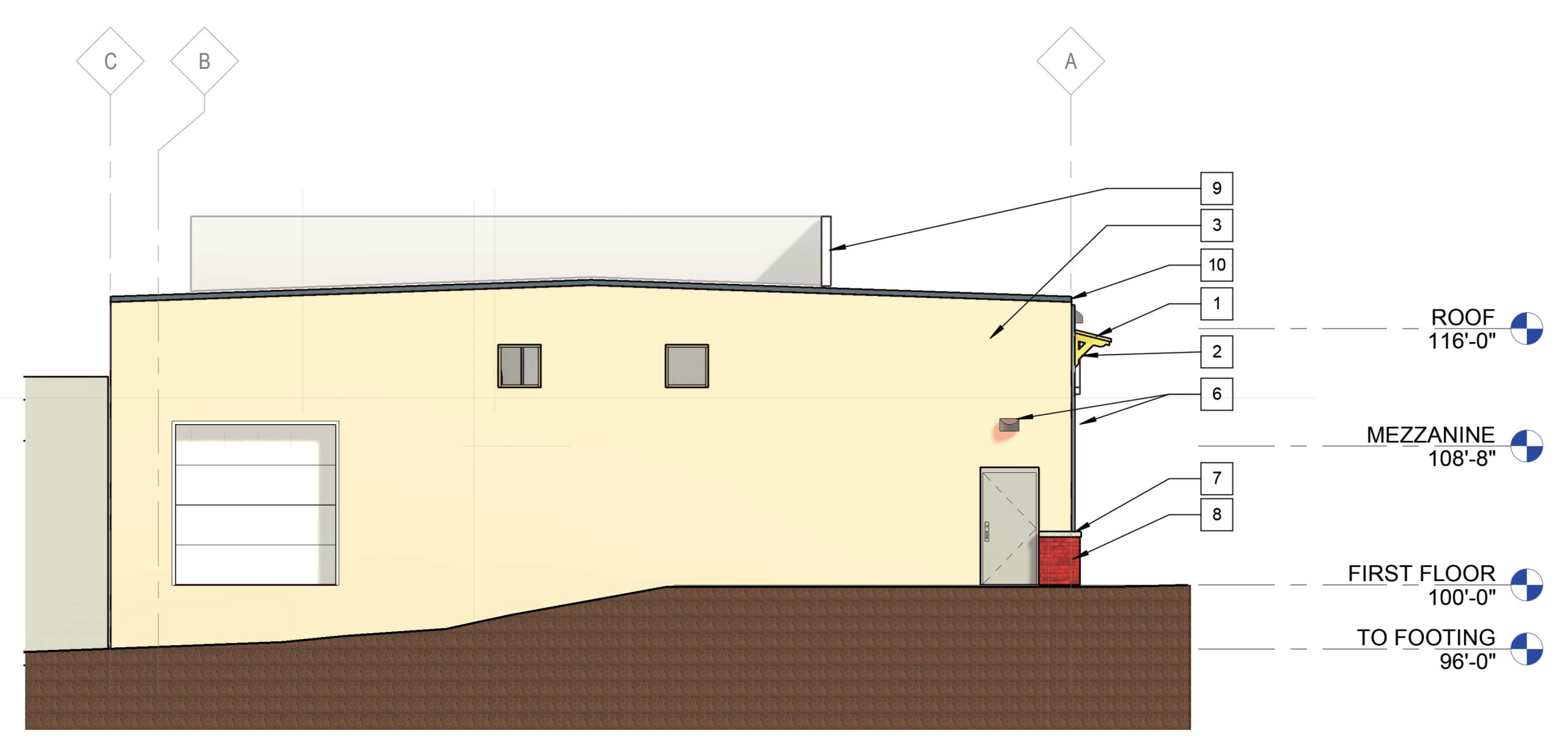
ROOF 116'-0"

MEZZANINE 108'-8"

FIRST FLOOR 100'-0"

TO FOOTING 96'-0"

**A1** EAST ELEVATION  
1/8" = 1'-0"



ROOF 116'-0"

MEZZANINE 108'-8"

FIRST FLOOR 100'-0"

TO FOOTING 96'-0"

**A3** WEST ELEVATION  
1/8" = 1'-0"

**GROCERY & TAQUERIA**  
TENANT IMPROVEMENT  
1824 SOUTH PARK STREET  
MADISON, WI

**Project Status**

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**EXTERIOR ELEVATIONS**

**A201**

**PRELIMINARY**

FW4A				W4A				W6A			
GYPSUM WALL BOARD, MOISTURE RESISTANT GYPSUM AT ALL WET WALLS				GYPSUM WALL BOARD, MOISTURE RESISTANT GYPSUM AT ALL WET WALLS				GYPSUM WALL BOARD, MOISTURE RESISTANT GYPSUM AT ALL WET WALLS			
BATT INSULATION				BATT INSULATION				BATT INSULATION			
NOM 2X4 WOOD STUD				NOM 2X4 WOOD STUD				NOM 2X6 WOOD STUD			
CONFIGURATIONS	FW4A	FW4A-B		CONFIGURATIONS	W4A	W4A-B	W4A-B1	CONFIGURATIONS	W6A	W6A-B	W6A-B1
GWB TYPE	STANDARD	STANDARD		GWB TYPE	STANDARD	STANDARD	TYPE X	GWB TYPE	STANDARD	STANDARD	TYPE X
INSULATION TYPE	N/A	BATT		INSULATION TYPE	N/A	BATT	BATT	INSULATION TYPE	N/A	BATT	BATT
FIRE RATING	N/A	N/A		FIRE RATING	N/A	N/A	1 HOUR	FIRE RATING	N/A	N/A	1 HOUR
FIRE TEST	N/A	N/A		FIRE TEST	N/A	N/A	UL# U305	FIRE TEST	N/A	N/A	UL# U305

GENERAL PLAN NOTES:

- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.
- C. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.
- D. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A001.
- E. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- F. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- G. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
- I. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.
- J. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- K. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- L. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.
- M. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- N. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- O. TAPE, MUD AND FINISH ALL DRYWALL; PAINT COLORS TBD

HATCH PATTERN KEY:

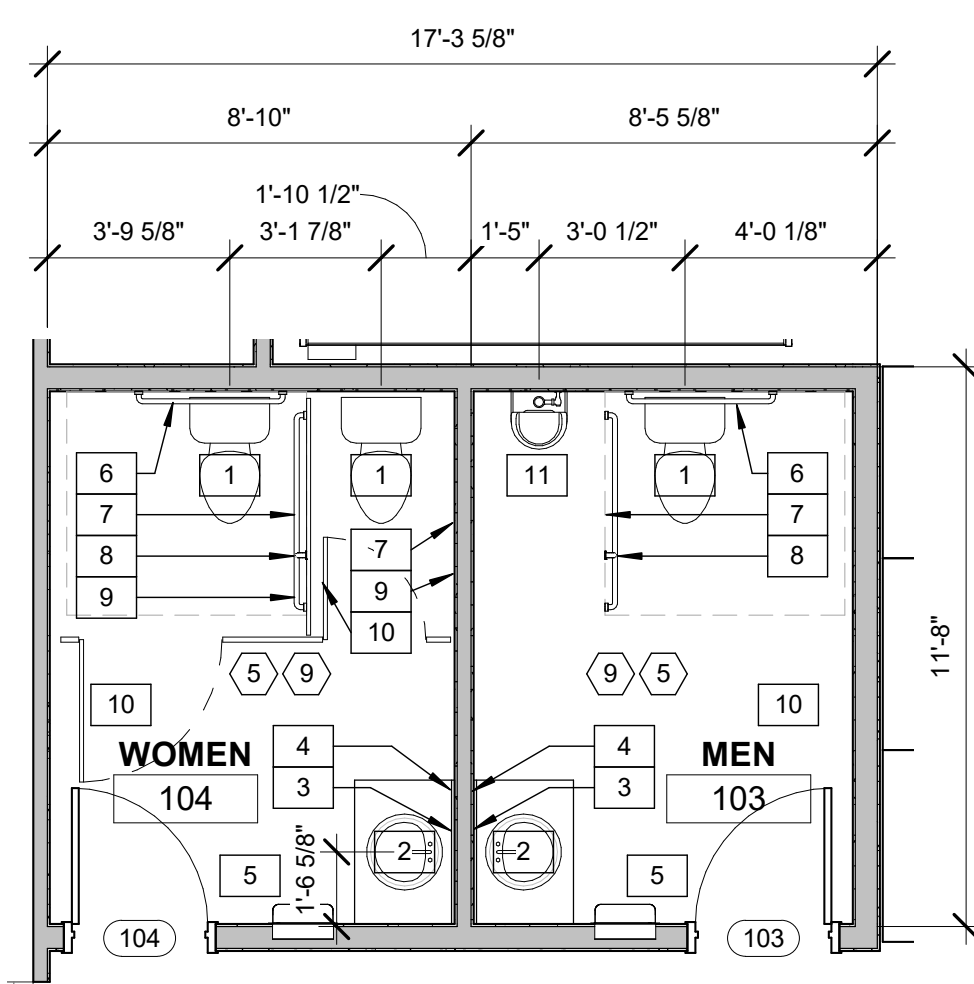
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

PLAN KEYNOTES:

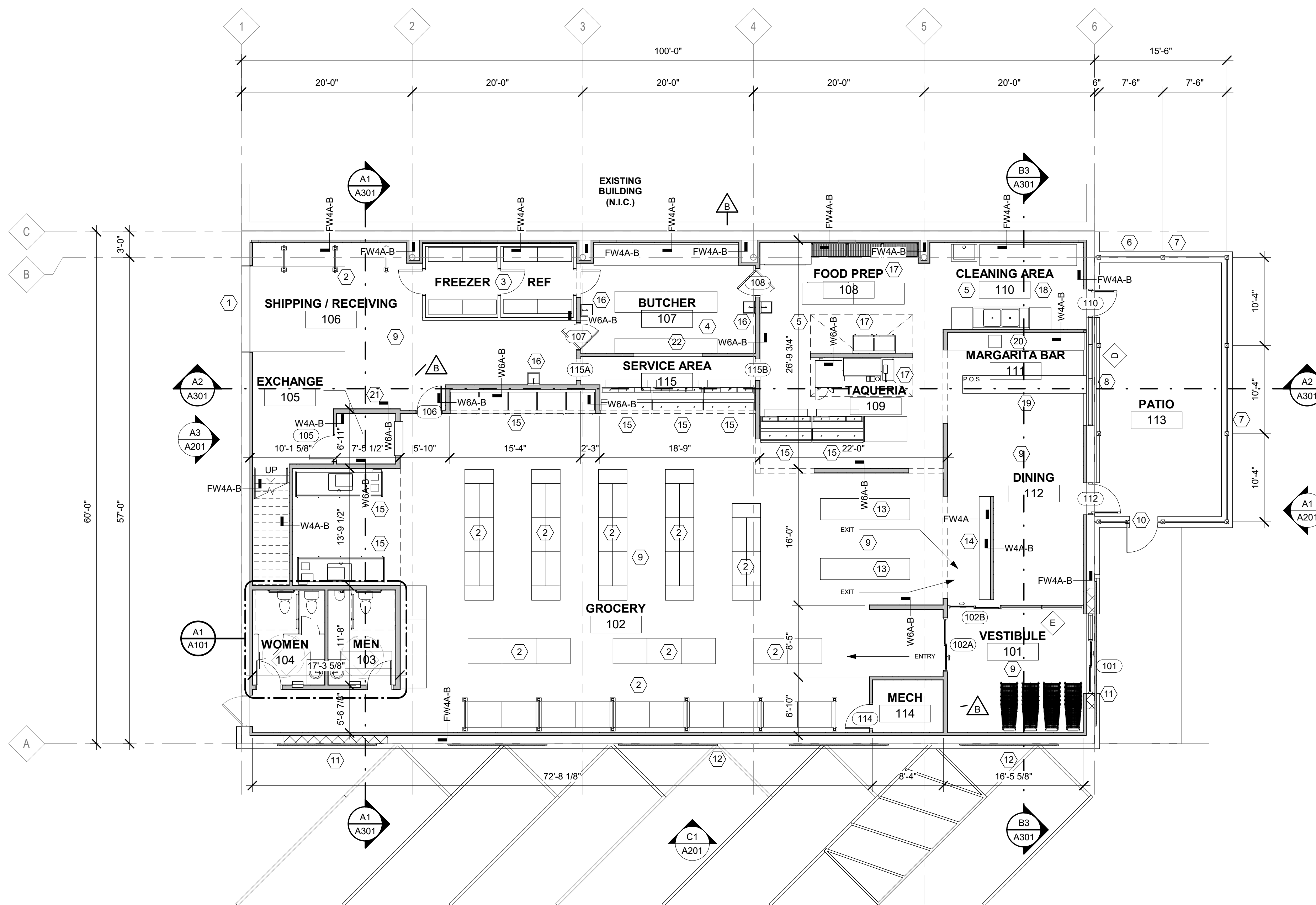
- 1 EXISTING OVERHEAD DOOR TO REMAIN
- 2 METAL STORAGE RACKS AND SHELVING BY MANUFACTURER
- 3 COOLER AND FREEZER PER MANUFACTURER SPECIFICATIONS
- 4 FRP PANEL ON ALL WALLS AND CEILING
- 5 FRP PANEL TO 8' A.F.F. ON ALL WALLS
- 6 ACCESS TO GREASE TRAP
- 7 METAL PATIO FENCE TO 66" A.F.F.
- 8 INSTALL NEW STOREFRONT WINDOW WITH SERVICE WINDOW; SEE ELEVATION
- 9 INFILL AND LEVEL CONCRETE FLOOR AS REQUIRED; PREP FOR NEW FINISH; SEE FINISH PLAN
- 10 INSTALL LOCKABLE GATE; MATCH FENCE HEIGHT
- 11 INFILL OVERHEAD DOOR OPENING AS REQUIRED; SEE EXTERIOR ELEVATIONS
- 12 INFILL WINDOW OPENING AS REQUIRED; SEE EXTERIOR ELEVATIONS
- 13 CHECKOUT COUNTER AND EQUIPMENT BY MANUFACTURER
- 14 DISPLAY SHELVING
- 15 COOLER, FREEZER, AND WARMING EQUIPMENT BY MANUFACTURER
- 16 INSTALL HANDWASH STATIONS
- 17 KITCHEN EQUIPMENT BY MANUFACTURER
- 18 DISHWARE CLEANING EQUIPMENT AND SINKS BY MANUFACTURER
- 19 INSTALL SERVING COUNTER AT 36" A.F.F.
- 20 INSTALL BAR TOP COUNTER AT 42" A.F.F.
- 21 INSTALL WATER HEATER ON STRUCTURAL SHELF
- 22 PASS-THRU WINDOW @ 4'-6" A.F.F.

TOILET ROOM ACCESSORIES SCHEDULE:

- 1 FLOOR MOUNTED TOILET
- 2 WALL MOUNTED LIQUID SOAP DISPENSER
- 3 WALL MOUNTED MIRROR
- 4 WALL MOUNTED LIQUID SOAP DISPENSER
- 5 RECESSED PAPER TOWEL AND WASTE RECEPTACLE
- 6 36" LONG HORIZONTAL GRAB BAR
- 7 TOILET PAPER DISPENSER
- 8 42" LONG HORIZONTAL GRAB BAR & 18" LONG VERTICAL GRAB BAR
- 9 SANITARY NAPKIN RECEPTACLE
- 10 ROBE HOOK
- 11 WALL MOUNTED URINAL
- 12 SHOWER PAN



A1 RESTROOMS  
1/4" = 1'-0"



A2 FLOOR PLAN  
1/8" = 1'-0"

GROCERY & TAQUERIA  
TENANT IMPROVEMENT  
1824 SOUTH PARK STREET  
MADISON, WI

Project Status

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C	2121.12.09	UDC Review

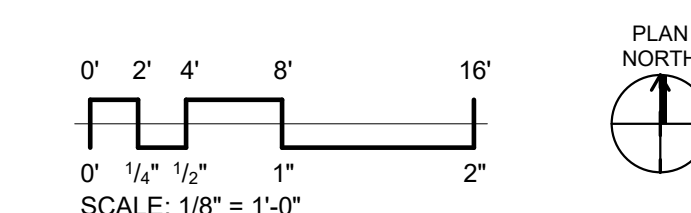
PROJ. #: 21121-01

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FLOOR PLAN

A101

PRELIMINARY



GENERAL PLAN NOTES:

- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.
- C. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.
- D. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A001.
- E. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- F. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- G. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
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- M. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- N. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- O. TAPE, MUD AND FINISH ALL DRYWALL; PAINT COLORS TBD

TOILET ROOM

# ACCESSORIES SCHEDULE:

- 1 FLOOR MOUNTED TOILET
- 2 WALL MOUNTED LIQUID SOAP DISPENSER
- 3 WALL MOUNTED MIRROR
- 4 WALL MOUNTED LIQUID SOAP DISPENSER
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- 8 42" LONG HORIZONTAL GRAB BAR & 18" LONG VERTICAL GRAB BAR
- 9 SANITARY NAPKIN RECEPTACLE
- 10 ROBE HOOK
- 11 WALL MOUNTED URINAL
- 12 SHOWER PAN

HATCH PATTERN KEY:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

# MEZZ PLAN KEYNOTES:

- 1 INSTALL WOOD FRAMING WITH SPANDREL GLASS WINDOW
- 2 INFILL OVERHEAD DOOR OPENING AS REQUIRED; SEE EXTERIOR ELEVATIONS
- 3 INSTALL METAL KITCHEN HOODS PER CODE
- 4 INSTALL KITCHEN COUNTER WITH BASE AND UPPER CABINETS; COORDINATE WITH OWNER
- 5 REFRIGERATOR BY MANUFACTURER
- 6 INSTALL LVT FLOORING; TBD BY OWNER
- 7 INSTALL WOOD FRAMED STAIRS WITH RAILING PER CODE REQUIREMENTS
- 8 INSTALL CERAMIC TILE TO 48" A.F.F. ON ALL WALLS; FGP PANELS IN SHOWER

**GROCERY & TAQUERIA**  
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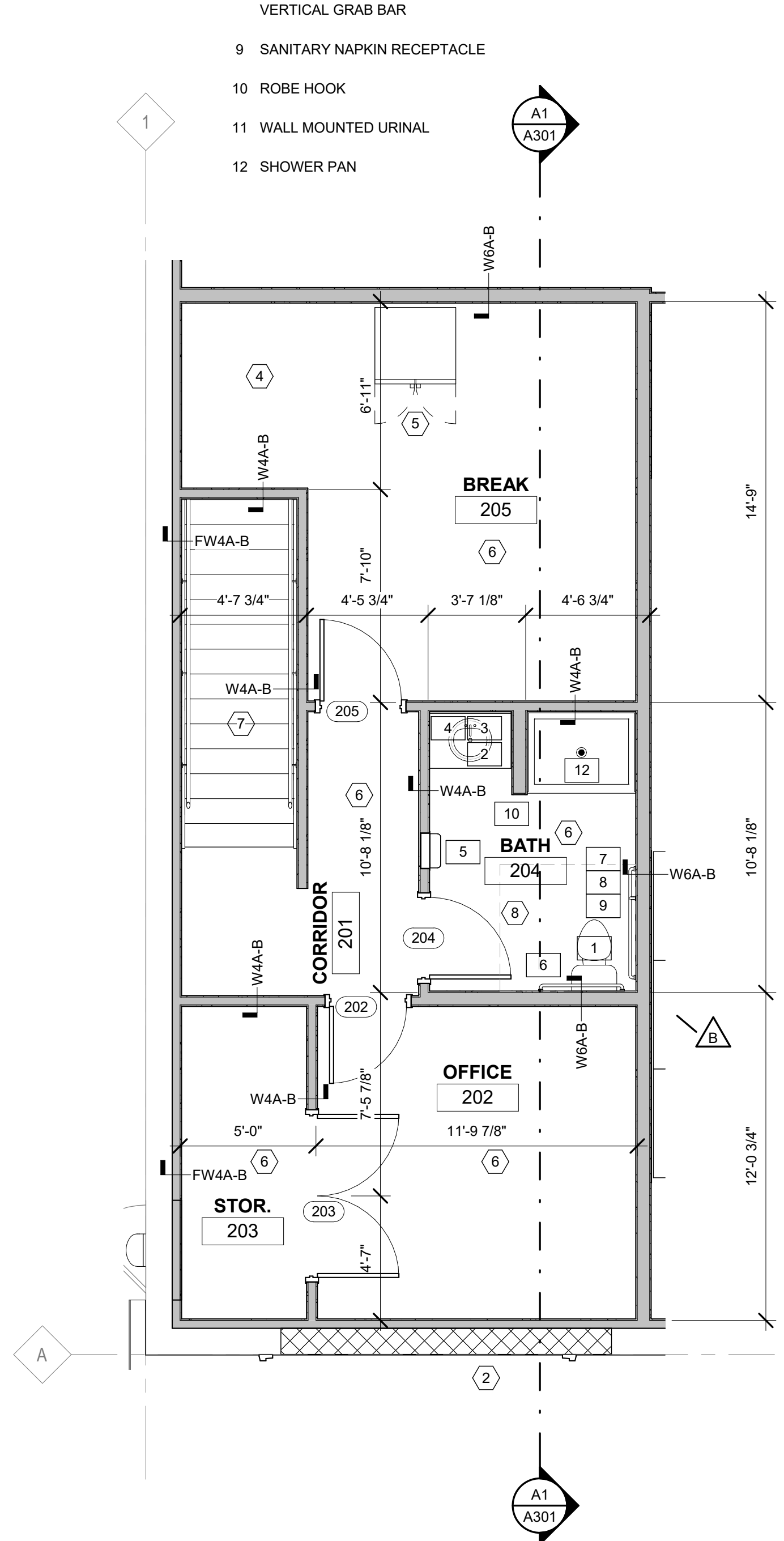
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MEZZANINE PLAN

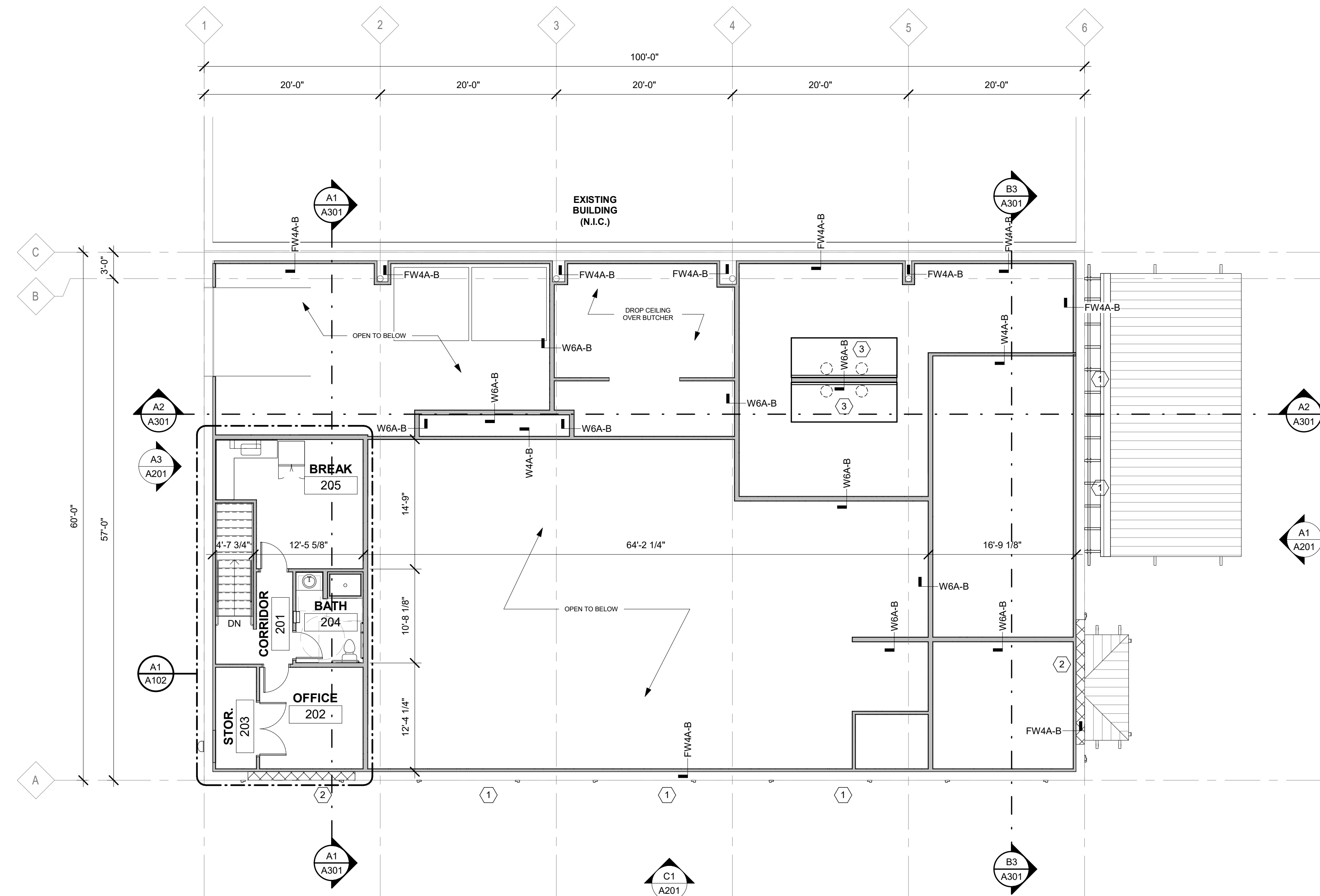
A102

PRELIMINARY

D  
C  
B  
A



A1 MEZZANINE PLAN  
1/4" = 1'-0"



A2 MEZZANINE LEVEL - OVERALL  
1/8" = 1'-0"

