

URBAN DESIGN COMMISSION APPLICATION



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



FOR OFFICE USE ONLY:

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

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

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

1. Project Information

Address: 255 N. SHERMAN AVE
Title: _____

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

UDC meeting date requested APRIL 25TH
 New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval FACADE GRANT

3. Project Type

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

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

Other
 Please specify FACADE IMPROVEMENT GRANT

4. Applicant, Agent, and Property Owner Information

Applicant name DOUGLAS L. PAHL **Company** ARO EBENIE ARCHITECTS
Street address 116 KING STREET **City/State/Zip** MADISON, WI 53703
Telephone 608.204.7464 **Email** PAHL@AROEBENIE.COM

Project contact person DOUG PAHL **Company** "
Street address " **City/State/Zip** "
Telephone " **Email** "

Property owner (if not applicant) AB INDUSTRIES LLC
Street address 255 N. SHERMAN AVE **City/State/Zip** MADISON, WI 53704
Telephone 608-444-7891 **Email** APOLLO74MARQUEZ@GMAIL.COM

Urban Design Commission Application (continued)



5. Required Submittal Materials

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

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with JEANNE GLOBEL on MARCH 8TH.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name DOUGLAS PAHL Relationship to property ARCHITECT
 Authorized signature of Property Owner Apollo Marquez Date 4/3/18

dotloop verified
04/03/18 5:24PM EDT
XNKC-VD3V-8KQU-HRBO

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



116 King St, Suite 202
Madison, WI 53703
(608) 204-7464

Jeanine Glaeser
Planner, Urban Design Secretary
Planning Division
126 S. Hamilton Street
Madison, WI 53701
Jglaeser@cityofmadison.com
608-267-8740

April 3, 2018

Dear Jeanine,

This letter is to accompany the application for UDC review of a façade grant application for 255 North Sherman Avenue, which is the brown brick and limestone building on the corner of Erie Court and North Sherman known as the Lakewood Building.

The client has an interest investing in the renewal of the exterior of the building where feasible to the effect of maintaining the original design intent of a mid-century modern office building while enhancing and enlivening its appearance with some modern touches.

One major aspect of this will be the addition of new punched openings along the Sherman avenue frontage, which has the combined benefit of improved aesthetics and interior daylight. Other major design improvements include a wood accent screen which incorporates the address numbers and highlights the new windows, and a wood mechanical screen to hide the roof top equipment which heretofore has been exposed.

Aspects of the completed design renderings include accommodations for a café which is the desired type of tenant for the upstairs space. The patio is designed to comply with the vision triangle requirements while creating a new and distinct entry for the corner tenant and a desirable outdoor seating area with views of the park across Sherman Avenue. A conditional use permit would need to be obtained before constructing the outdoor seating feature

SCOPE OF WORK

The owner plans several future improvements that rely on a secured tenant with the interest in those features prior to developing them, so it is important to distinguish the scope of work that is being submitted for the façade grant to be completed with this phase of the project. Interior work and the patio work shown in the submitted documents may not be completed as part of the façade improvement phase depending on the tenants retained in the forthcoming weeks.

The below scope of work is detailed in the architectural documents included with this submittal and is identified in the General Contractor's proposal included with this submittal.

The proposed scope of work to be matched by city of Madison Façade improvement grant funds is as follows:

Demolition:

- Cut masonry openings for new windows
- Remove CMU necessary to work on end wall windows
- Remove panels to make ready for new glazing

Concrete/masonry work

- Install rebar, steel and grout according to plan for window support
- Re-use brick to fill in sides of openings where brick voids are visible
- Install mortar where removed

Windows on west side

- Install 5 new windows in new openings
- Install flashing on exterior

New frames, windows and door at north end

- Install new frames, glazing and door to deck on north end
- Seal exterior at edges.

Repair and Repaint overhang, existing fascia, spandrel panels and support posts

- Repair and prep entrance overhangs, gutters, downspouts, soffits, existing fascia, spandrel panels and support posts
- Prime and paint entrance overhangs, gutters, downspouts, soffits, existing fascia, spandrel panels and support posts

Install screen for mechanicals and siding over brick using thermally modified ash

- Fabricate and install screen for rooftop mechanicals and siding over brick.
- Wood will be thermally modified ash.
- Use aluminum "z" channel to attach wood to building.
- Install galvanized metal post to roof for mechanical screen.
- Install EPDM flashing around metal posts to seal to roof.

April 3, 2018 April 3, 2018 April 3, 2018

Submittal Contents

Within the submittal, you will find:

1. UDC Application
2. Letter of intent (this document)
3. Carlson Construction LLC Proposal for specific scope of work



116 King St, Suite 202
Madison, WI 53703
(608) 204-7464

4. Architectural plans and elevations
5. Color Renderings and elevations



322 North Street, Madison, WI 53704
(608)241-4186
General Contractor

#210005

This proposal is made on Monday, April 2, 2018 between Carlson Construction, LLC and AB Industries LLC.

This bid concerns **the following project: AB industries LLC Façade work**
255 Sherman Ave. Madison, WI

AB Industries agree(s) to pay Carlson Construction, LLC the sum of **\$40,500.00** for the project (see attached sheet for specifics).

Payment will be made as follows: 50% due upon commencement of this agreement and the balance is due upon completion. (Added costs will be agreed to by all parties and charged on a time and materials basis using a change order form).

All material and labor is guaranteed to be as specified. Please be advised that our contract's warranty will only cover labor and materials provided by Carlson Construction LLC. This proposal includes a one-year warranty. Work described in this proposal is to be performed within 6 months of signing of this agreement. This proposal is valid for thirty (30) days.

Carlson Construction LLC is fully insured against personal injury and property damage. (State Farm) A certificate of insurance is available upon request.

Acceptance of proposal

The above prices and conditions are satisfactory and are hereby accepted. Carlson Construction, LLC is authorized to do work as specified and payments will be made as stated in this proposal.

Date _____

Accepted by _____ Chad Carlson

Carlson Construction LLC

Date _____

Accepted by _____



322 North Street, Madison, WI 53704

(608)241-4186

General Contractor

Specified Work:

Permits and Responsibilities

Carlson Construction LLC will obtain permits for this project.

Carlson Construction LLC will serve as general contractor.

Demolition (\$7,000.00)

Cut masonry openings for new windows

Remove CMU necessary to work on end wall windows

Remove panels to make ready for new glazing

Concrete/masonry work (\$4,500.00)

Install rebar, steel and grout according to plan for window support

Re-use brick to fill in sides of openings where brick voids are visible

Install mortar where removed

Windows on west side (\$4,000.00)

Install 5 new windows in new openings

Install flashing on exterior

New frames, windows and door at north end (\$5,000.00)

Install new frames, glazing and door to deck on north end

Seal exterior at edges.

Repair and Repaint overhang, existing fascia, spandrel panels and support posts (\$5,500.00)

Repair and prep entrance overhangs, gutters, downspouts, soffits, existing fascia, spandrel panels and support posts

Prime and paint entrance overhangs, gutters, downspouts, soffits, existing fascia, spandrel panels and support posts

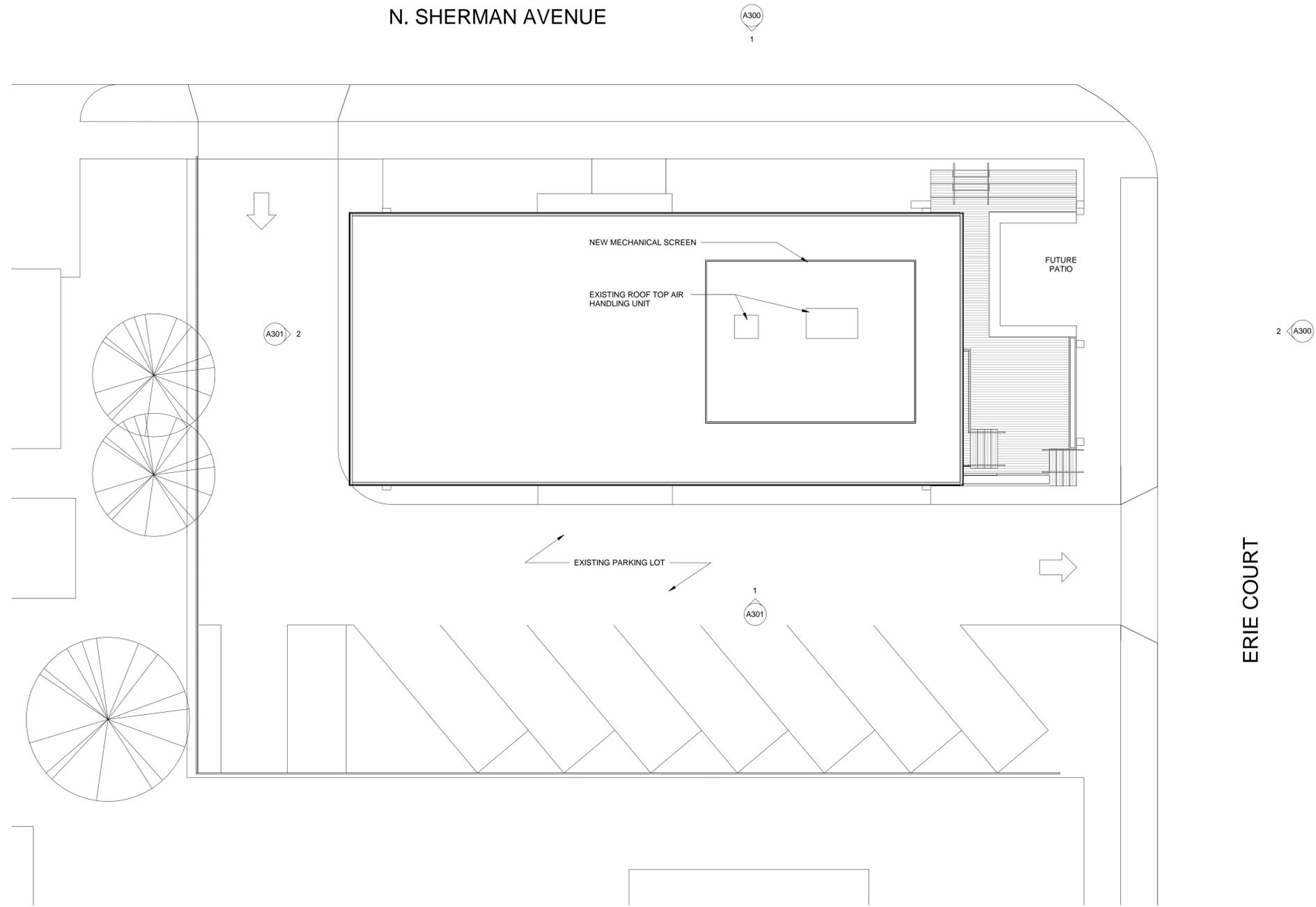
Install screen for mechanicals and siding over brick using thermally modified ash (\$14,500.00)

Fabricate and install screen for rooftop mechanicals and siding over brick. Wood will be thermally modified ash.

Use aluminum “z” channel to attach wood to building.

Install galvanized metal post to roof for mechanical screen.

Install EPDM flashing around metal posts to seal to roof.



1 SITE PLAN SHOWING FUTURE DECK/PATIO
1/8" = 1'-0"

No.	Description	Date

AB INDUSTRIES LLC

255 N SHERMAN AVE

Madison, WI 53704

SITE PLAN

FACADE IMPROVEMENTS	
Project number	SHE 17 01
Date	04/03/2018

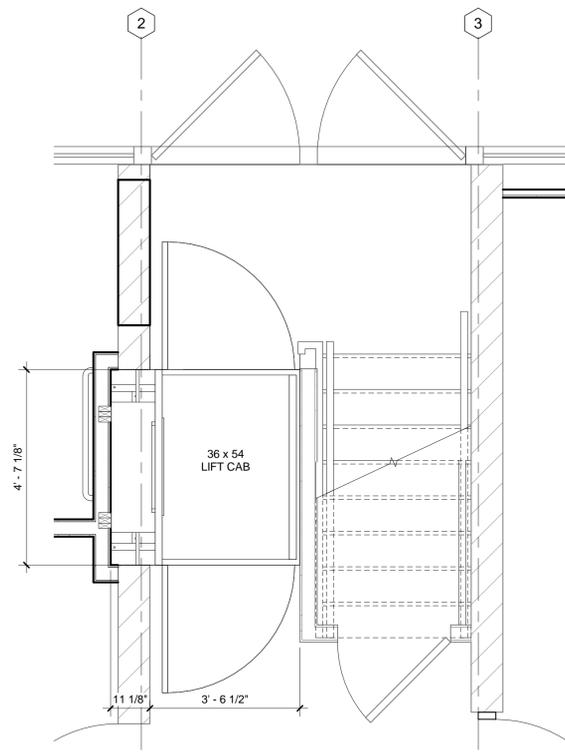
A100

FLOOR PLAN GENERAL NOTES:

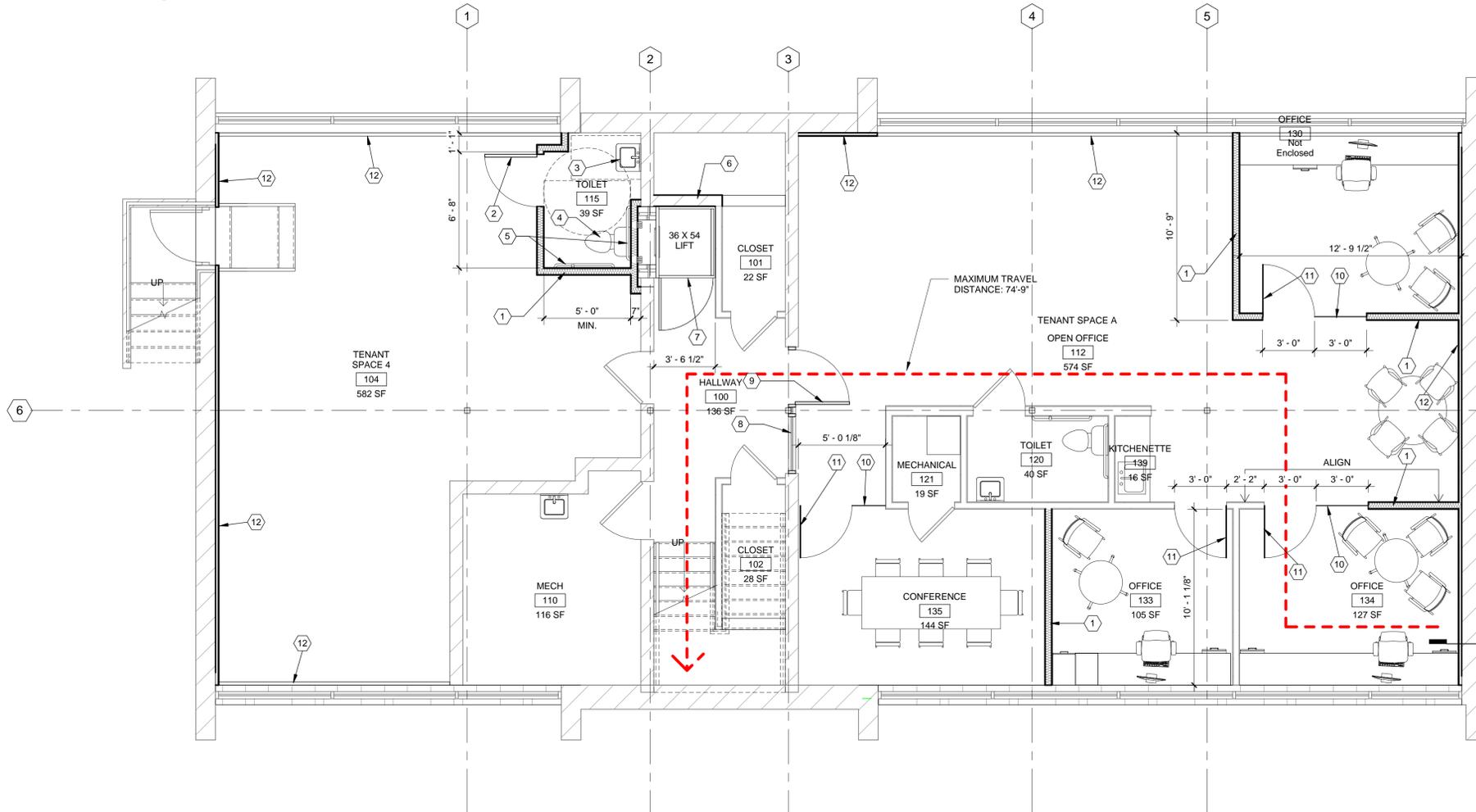
1. FIELD VERIFY ALL DIMENSIONS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT FOR FINAL DECISION.
2. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISH WALL TO FINISHED WALL (NOMINAL).
3. REFER TO DEMOLITION SHEETS FOR COORDINATION OF DEMOLITION SCOPE.

KEYED NOTES

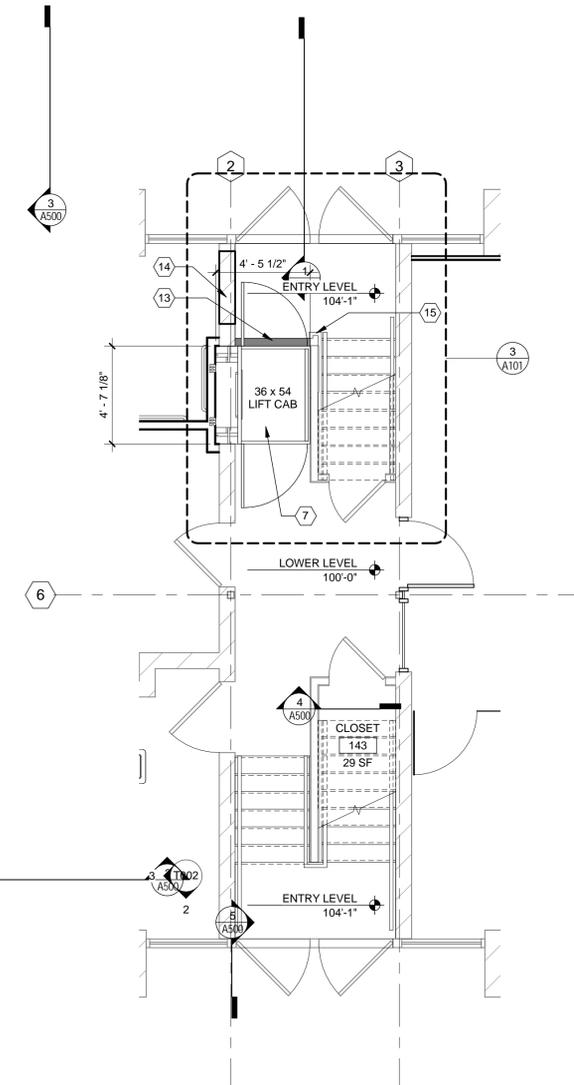
1	5/8" GWB ON BOTH SIDES 3-5/8" METAL STUDS WITH ACOUSTIC BATTS; STUDS AND GWB UP TO DECK
2	NEW SOLID CORE DOOR WITH BIRCH VENEER AND CLEAR FINISH IN WOOD FRAME; BIRCH WOOD CASING
3	NEW WALL MOUNTED SINK
4	NEW FLOOR MOUNTED TOILET
5	NEW STAINLESS STEEL GRAB BARS
6	NEW CMU WALL UP TO LANDING
7	NEW THREE STOP PLATFORM LIFT
8	NEW WOOD FRAMED BORROWED LIGHT WITH TEMPERED GLASS
9	NEW WOOD DOOR WITH FULL LIGHT; TEMPERED GLASS
10	3/8" THICK TEMPERED GLASS FRAMLESS PARTITION
11	3/8" THICK TEMPERED GLASS DOOR WITH DOUBLE-ACTING PIVOT HARDWARE
12	NEW 5/8" GWB ON METAL STUD FURRING AND RIGID FOAM INSULATION
13	CONCRETE FLOOR INFILL
14	WALL INFILL AT FORMER LIFT OPENING - CMU OR STUD FRAMING DEPENDING ON LOCATION
15	RECONFIGURE HAND RAIL AT NEW LIFT LOCATION



3 ENLARGED LIFT PLAN
1/2" = 1'-0"



1 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



2 ENTRY - NEW
1/4" = 1'-0"

No.	Description	Date

AB INDUSTRIES LLC

255 N SHERMAN AVE

Madison, WI 53704

LOWER LEVEL & ENTRY FLOOR PLANS

FACADE IMPROVEMENTS	
Project number	SHE 17 01
Date	04/03/2018

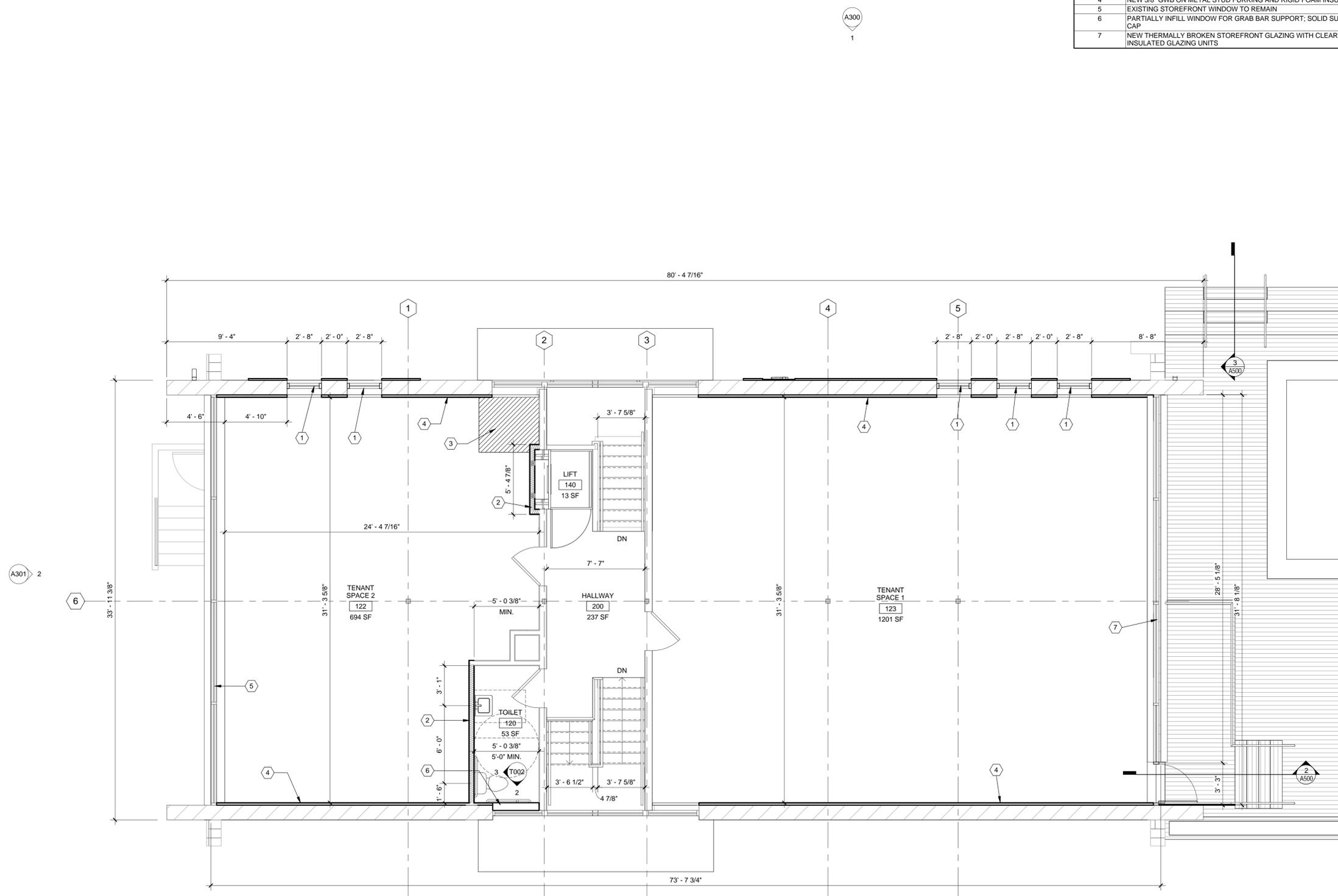
A101

FLOOR PLAN GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS, BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT FOR FINAL DECISION.
2. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISH WALL TO FINISHED WALL (NOMINAL).
3. REFER TO DEMOLITION SHEETS FOR COORDINATION OF DEMOLITION SCOPE.

KEYED NOTES

1	NEW THERMALLY BROKEN PUNCHED OPENING WITH CLEAR IGU; PROVIDE NEW STEEL LINTEL OVER OPENING FOR FACEBRICK AND MASONRY BACK-UP; KEY IN SALVAGED EXISTING BRICK AT EDGES OF OPENINGS
2	5/8" GWB ON BOTH SIDES 3-5/8" METAL STUDS WITH ACOUSTIC BATTS; STUDS AND GWB UP TO DECK
3	NEW METAL DECK AND CONCRETE FLOOR INFILL
4	NEW 5/8" GWB ON METAL STUD FURRING AND RIGID FOAM INSULATION
5	EXISTING STOREFRONT WINDOW TO REMAIN
6	PARTIALLY INFILL WINDOW FOR GRAB BAR SUPPORT; SOLID SURFACE CAP
7	NEW THERMALLY BROKEN STOREFRONT GLAZING WITH CLEAR INSULATED GLAZING UNITS



No.	Description	Date

AB INDUSTRIES LLC

255 N SHERMAN AVE

Madison, WI 53704

SECOND FLOOR PLAN

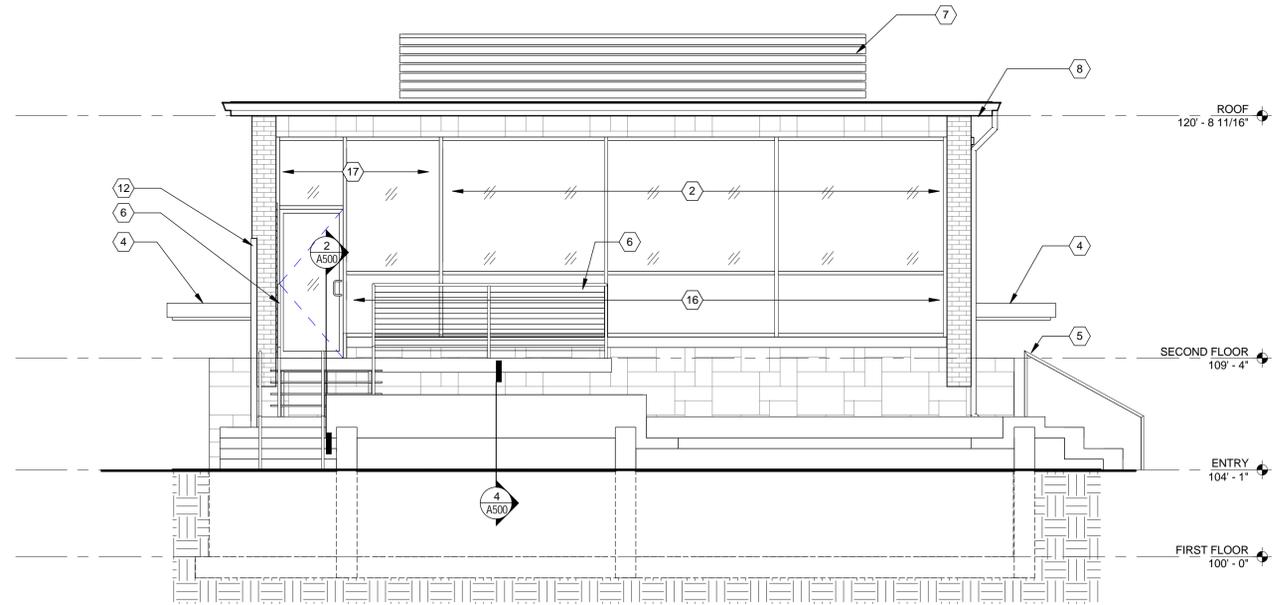
FACADE IMPROVEMENTS	
Project number	SHE 17 01
Date	04/03/2018

A102

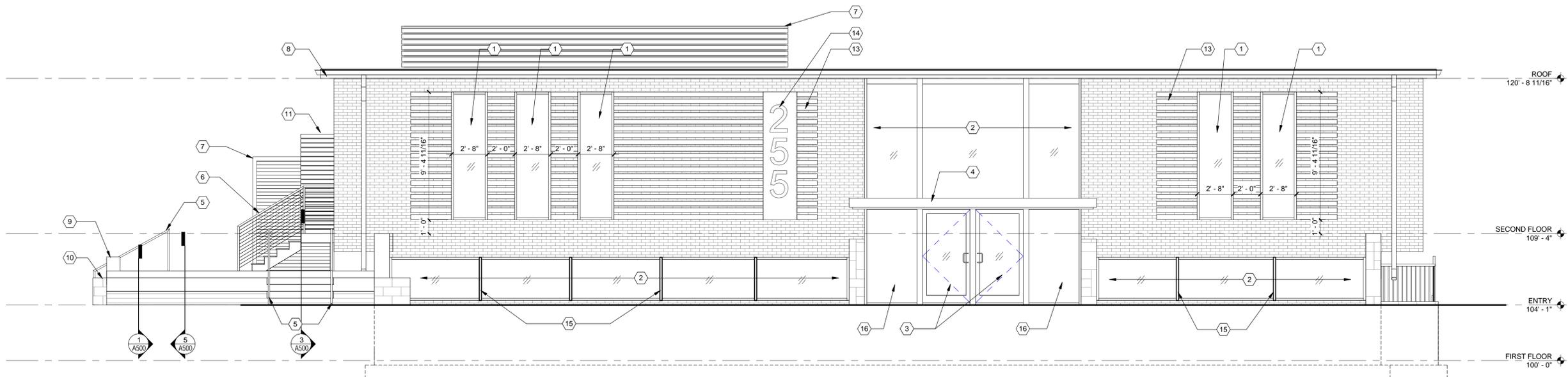
1 SECOND FLOOR - NEW
1/4" = 1'-0"

KEYED NOTES

1	NEW THERMALLY BROKEN PUNCHED OPENING WITH CLEAR IGU; PROVIDE NEW STEEL LINTEL OVER OPENING FOR FACEBRICK AND MASONRY BACK-UP; KEY IN SALVAGED EXISTING BRICK AT EDGES OF OPENINGS
2	EXISTING STOREFRONT WINDOW TO REMAIN
3	EXISTING DOOR TO REMAIN
4	OVERHANG TO BE REPAIRED AND REPAINTED
5	PAINTED 1 1/2"X1/8" TUBE STEEL RAILING
6	PAINTED STEEL GUARDRAIL WITH STAINLESS STEEL CABLE RAIL
7	THERMALLY MODIFIED ASH MECHANICAL SCREEN
8	EXISTING FASCIA TO BE REPAIRED AND REPAINTED
9	BUILT-IN THERMALLY MODIFIED ASH PLANTER BOX W/ EPDM LINER AND DRAIN
10	POURED CONCRETE PEIR FOOTING W/ LIMESTONE VENEER TO MATCH EXISTING
11	THERMALLY MODIFIED ASH SCREEN WITH STEEL FRAME
12	THERMALLY MODIFIED ASH TRELLIS FRAME W/ 4" HOT DIPPED GALVANIZED WELDED WIRE MESH
13	THERMALLY MODIFIED ASH SIDING ON 1/2" ALUMINUM Z CHANNEL
14	PAINTED STEEL ADDRESS SIGNAGE
15	REPAINT EXISTING STEEL COLUMNS
16	NEW CUSTOM COLOR SPANDREL PANEL
17	NEW THERMALLY BROKEN STOREFRONT GLAZING WITH CLEAR INSULATED GLAZING UNITS



2 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

No.	Description	Date

AB INDUSTRIES LLC

255 N SHERMAN AVE

Madison, WI 53704

EXTERIOR ELEVATIONS

FACADE IMPROVEMENTS		
Project number	SHE 17 01	
Date	04/03/2018	

A300







WEST ELEVATION (SHERMAN AVE)



EXISTING BRICK



WOOD WALL SCREEN
OR EQUIPMENT
SCREEN

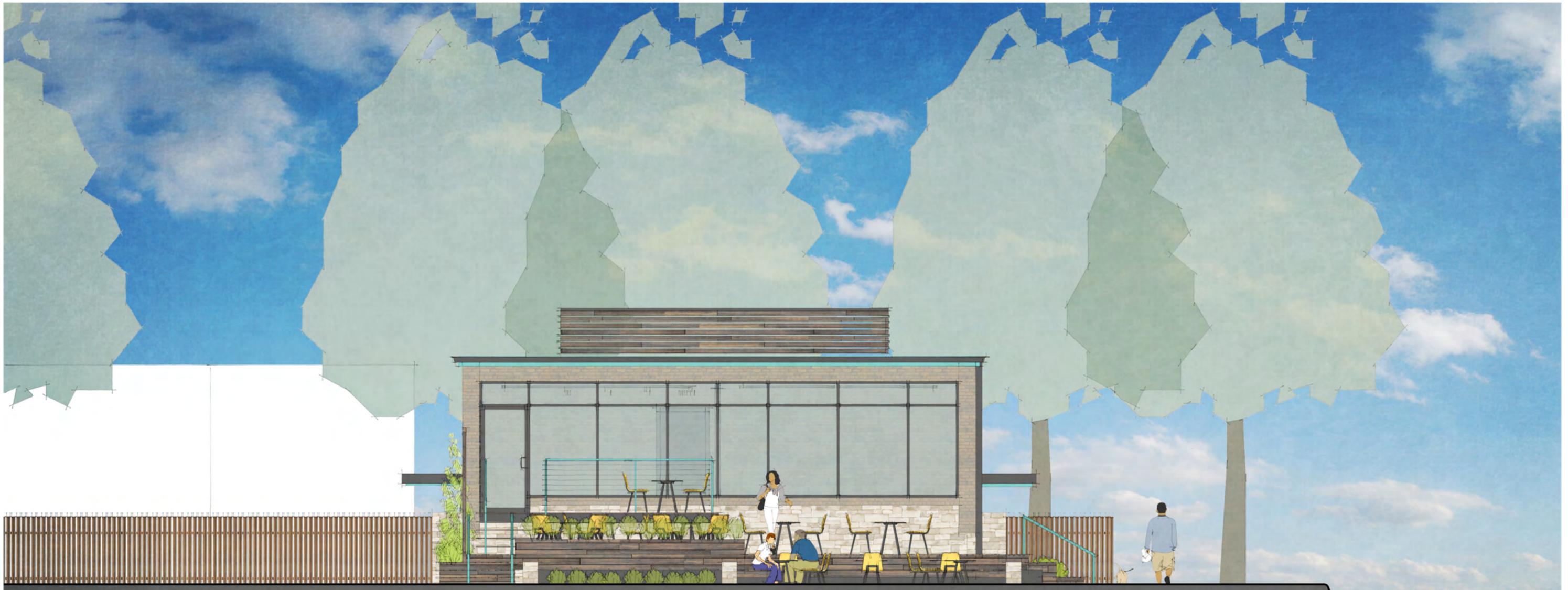


PAINTED SPANDREL
PANELS



EXISTING LIMESTONE





NORTH ELEVATION (ERIE COURT)



EXISTING BRICK



WOOD WALL SCREEN
OR EQUIPMENT
SCREEN



PAINTED SPANDREL
PANELS



EXISTING LIMESTONE



SOUTH ELEVATION



EXISTING BRICK



WOOD WALL SCREEN
OR EQUIPMENT
SCREEN



PAINTED SPANDREL
PANELS



EXISTING LIMESTONE





EAST ELEVATION



EXISTING BRICK



WOOD WALL SCREEN
OR EQUIPMENT
SCREEN



PAINTED SPANDREL
PANELS



EXISTING LIMESTONE

