



February 12, 2014

Al Martin
City of Madison Urban Design Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53717

Re: 330 E. Wilson Street
Madison, WI
UDC-Informational Submittal

Dear Al:

Enclosed are 14 sets of plans for the proposed demolition and re-development of the property located at 330 E. Wilson Street. We are submitting these to you for distribution to members of the Urban Design Commission for the meeting on February 19, 2014.

The proposed project includes a 6-level, 35-unit residential apartment project with 878 sf of commercial space. The total square footage of the building is approximately 28,280 sf.

Feel free to contact me if you have further questions or need any additional information.

Sincerely,

Josh Wilcox, Partner
VP/Senior Project Manager

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

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: February 12, 2014

Action Requested

Informational Presentation

Initial Approval and/or Recommendation

UDC MEETING DATE: February 19, 2014

Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 330 E. Wilson Street

ALDERMANIC DISTRICT: Marsha Rummel

OWNER/DEVELOPER (Partners and/or Principals)

Palladia, LLC

c/o Kothe Real Estate Partners

115 E. Main Street, Suite 210

Madison, WI 53703

ARCHITECT/DESIGNER/OR AGENT:

Gary Brink & Associates, Inc.

7780 Elmwood Avenue

Suite 204

Middleton, WI 53562

CONTACT PERSON: Josh Wilcox

Address: (same as Architect above)

Phone: 608-829-1750

Fax: 608-829-3056

E-mail address: josh.wilcox@garybrink.com

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other _____

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

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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330 E. WILSON MIXED USE

330 E. WILSON STREET MADISON, WI 53703

UDC INFORMATIONAL
FEBRUARY 12, 2014



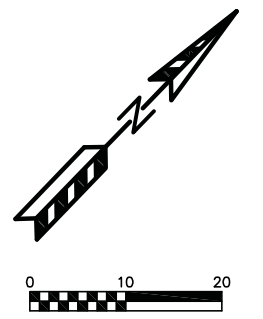
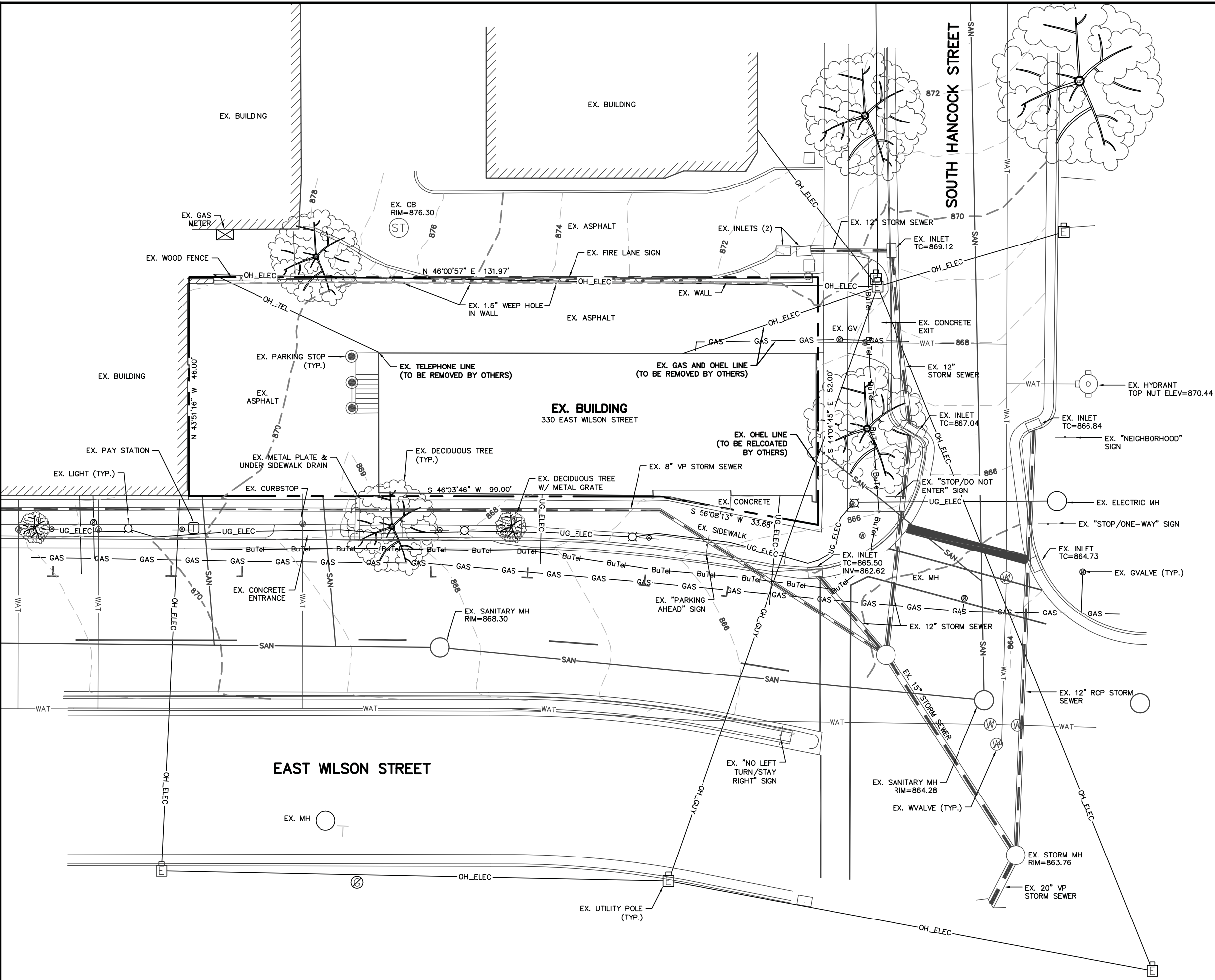
OWNER/DEVELOPER:
KOTHE REAL ESTATE PARTNERS
115 E. MAIN ST., SUITE 210
MADISON, WISCONSIN 53703
PHONE: (608) 469-0059
EMAIL: kevin@kotherep.com
PRINCIPAL CONTACT: KEVIN PAGE

ARCHITECT:
GARY BRINK & ASSOCIATES, INC.
8401 EXCELSIOR DRIVE
MADISON, WISCONSIN 53717
PHONE: (608) 829-1750
EMAIL: josh.wilcox@garybrink.com
PRINCIPAL CONTACT: JOSH WILCOX

CIVIL/SITE ENGINEER:
QUAM ENGINEERING, LLC
4604 SIGGELKOW ROAD, SUITE A
McFARLAND, WISCONSIN 53558
PHONE: (608) 838-7750
EMAIL: rquam@quamengineering.com
PRINCIPAL CONTACT: RYAN QUAM

PROJECT: **330 E. WILSON**
330 E. WILSON STREET
MADISON, WI 53703
CLIENT: **KOTHE REAL ESTATE PARTNERS**
115 E. MAIN STREET SUITE 210
MADISON, WI 53703

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PROJECT: 201249
DRAWN BY:
DATE:
SCALE: A6 NOTED



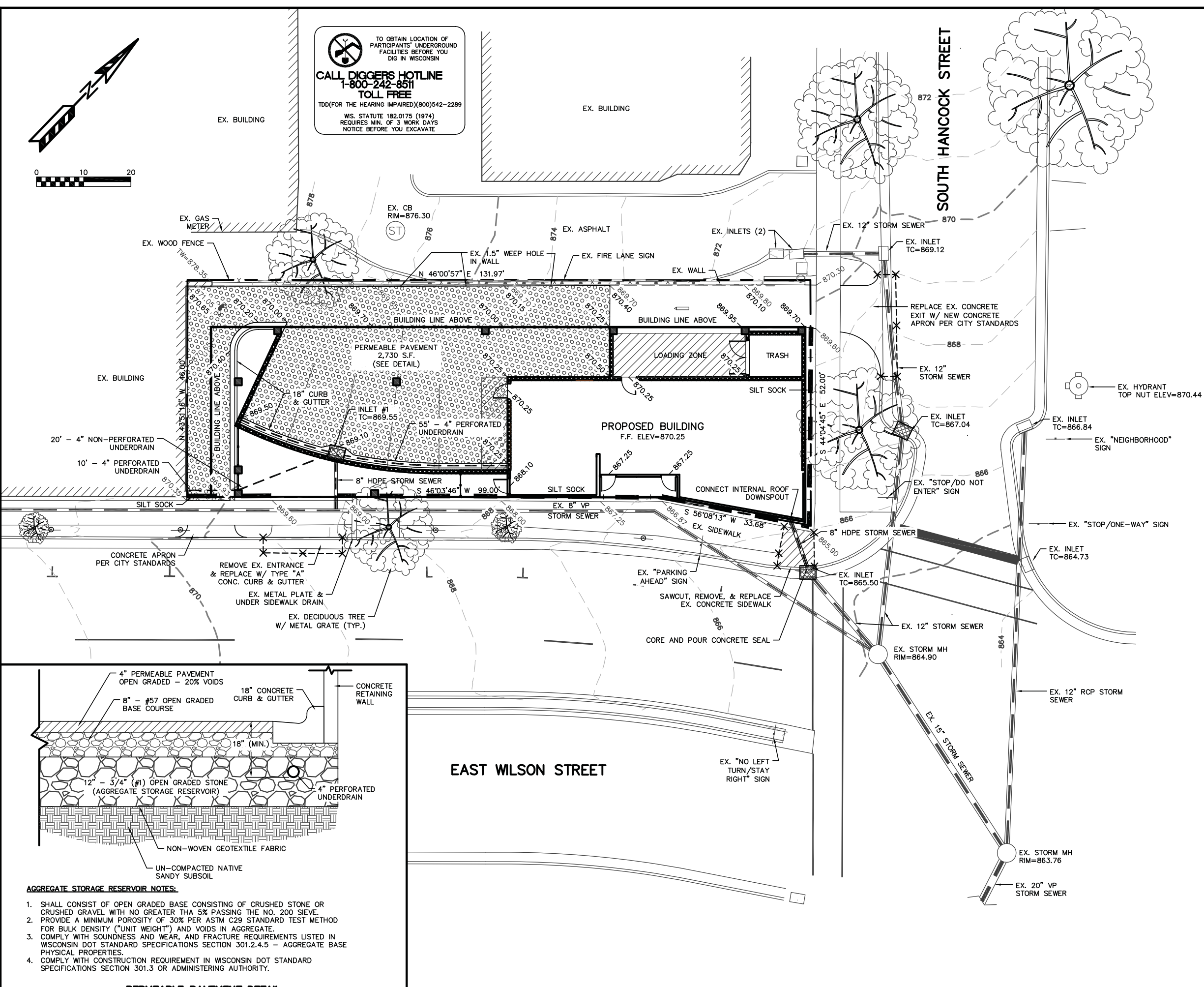
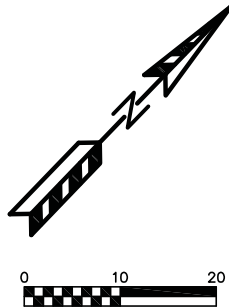
330 E. WILSON STREET - CITY OF MADISON
 EXISTING SITE PLAN
 EXHIBIT #1
 DATED: DECEMBER 31, 2013

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \DD-15-12\DD15BASE.DWG

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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1-800-242-8511
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 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



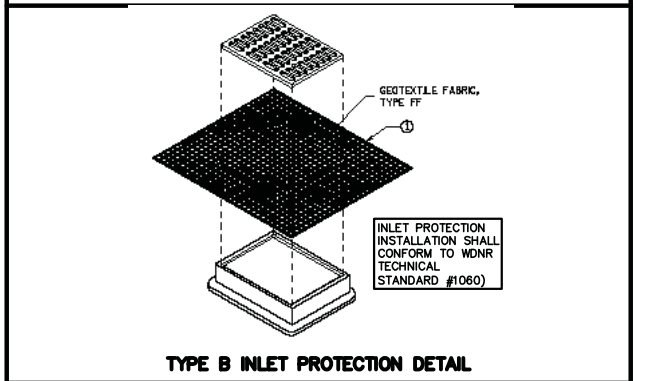
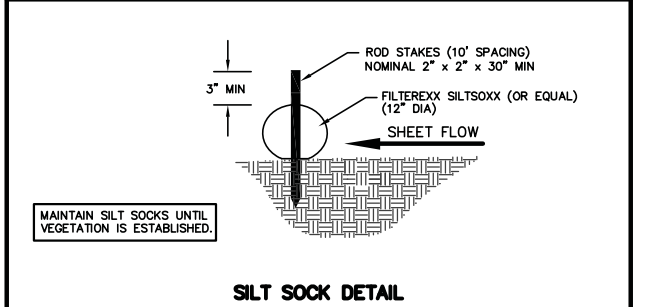
EROSION NOTES:
 THE EXISTING ASPHALT PAVEMENT SHALL ACT AS THE TRACKING PAD DURING CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PLACEMENT OF THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.
 ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

TIME SCHEDULE:
 MARCH 3, 2014 INSTALL INITIAL EROSION CONTROL DEVICES.
 MARCH 3 - SEPTEMBER 15, 2014 CONSTRUCT BUILDING, PARKING, UTILITIES AND RESTORE PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:
 ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

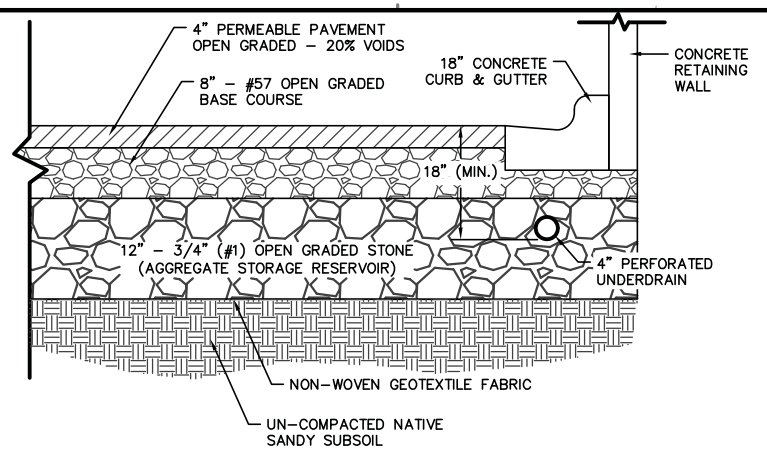
OWNER:
 ROBERT J. RUBIN
 317 E. WILSON STREET
 MADISON, WI 53703

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



LEGEND:

- - 869 - - EXISTING MINOR CONTOUR.
- - 870 - - EXISTING MAJOR CONTOUR.
- 869 — PROPOSED MINOR CONTOUR.
- 870 — PROPOSED MAJOR CONTOUR.
- 896.00 - PROPOSED SPOT ELEVATION
- ▣ - INSTALL WDOT TYPE B INLET PROTECTION.



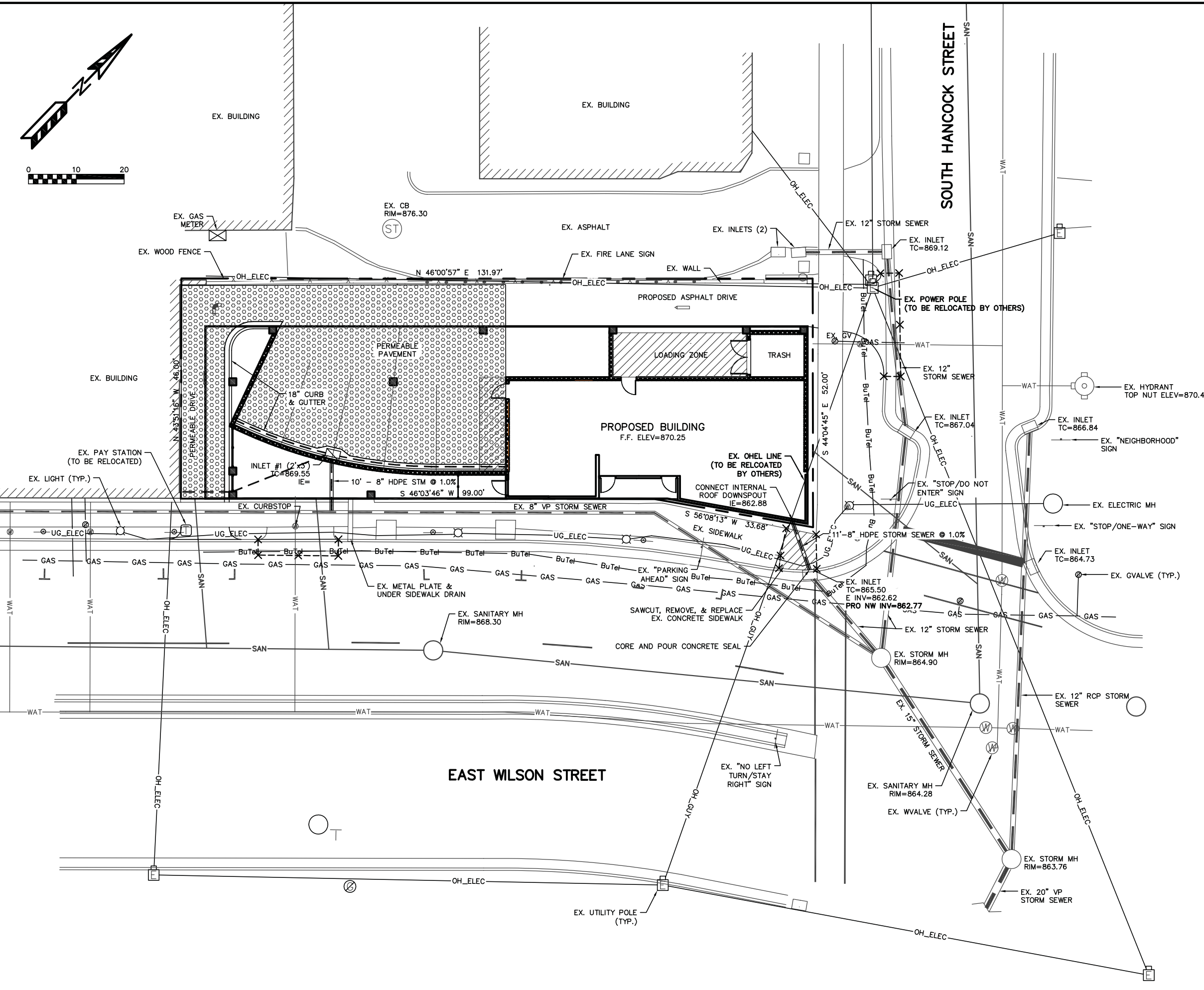
AGGREGATE STORAGE RESERVOIR NOTES:

- SHALL CONSIST OF OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE.
- PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29 STANDARD TEST METHOD FOR BULK DENSITY ("UNIT WEIGHT") AND VOIDS IN AGGREGATE.
- COMPLY WITH SOUNDNESS AND WEAR, AND FRACTURE REQUIREMENTS LISTED IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.2.4.5 - AGGREGATE BASE PHYSICAL PROPERTIES.
- COMPLY WITH CONSTRUCTION REQUIREMENT IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.3 OR ADMINISTERING AUTHORITY.

330 E. WILSON STREET - CITY OF MADISON
 GRADING AND EROSION CONTROL PLAN
 EXHIBIT #2
 DATED: DECEMBER 31, 2013

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



GENERAL NOTES:
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.
 THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.
 CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE CONTRACTOR SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1). \$100 NON REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2). \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE CONTRACTOR ELECTS TO COMPLETE THE PLUGGING OF A LATERAL AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE RETURNED TO THE CONTRACTOR. THIS PERMIT APPLICATION IS AVAILABLE ONLINE AT HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM

UTILITY NOTES:
 ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.
 THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
 MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
 ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
 THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.
 ANY DAMAGE TO EAST WILSON STREET OR SOUTH HANCOCK STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY OF MADISON PATCHING CRITERIA.
 THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

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 WS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

330 E. WILSON STREET - CITY OF MADISON
 PRELIMINARY UTILITY PLAN
 EXHIBIT #3
 DATED: DECEMBER 31, 2013
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



PROJECT: 330 E. WILSON
330 E. WILSON STREET
MADISON, WI 53703
CLIENT: KOTHE REAL ESTATE PARTNERS
115 E. MAIN STREET SUITE 210
MADISON, WI 53703

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PROJECT: 201249
DRAWN BY: KR
DATE:
SCALE: AS NOTED



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ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



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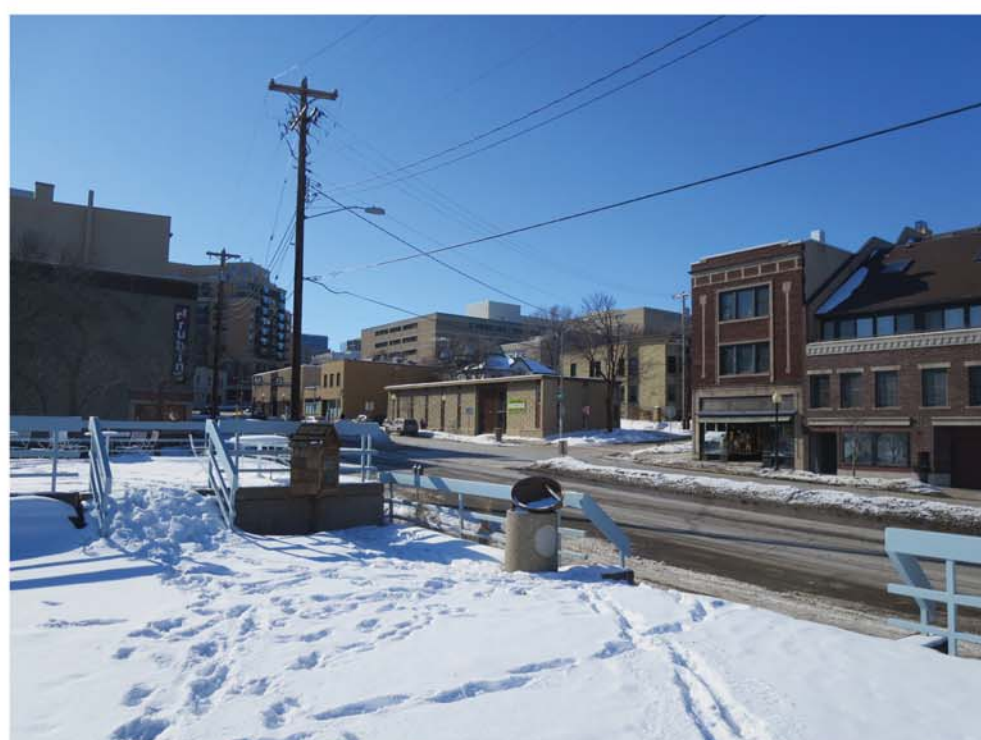


PROJECT: **330 E. WILSON**
330 E. WILSON STREET
MADISON, WI 53703
CLIENT: **KOTHE REAL ESTATE PARTNERS**
115 E. MAIN STREET SUITE 210
MADISON, WI 53703

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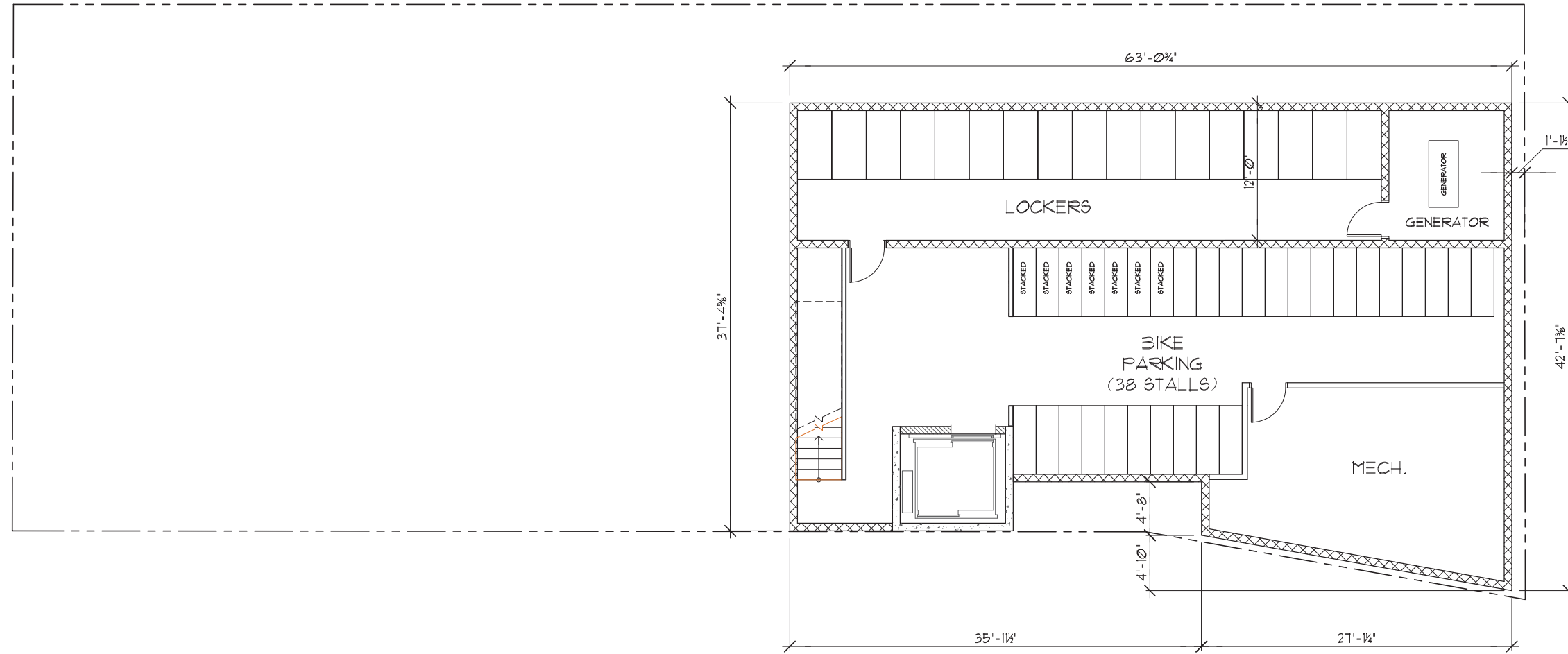
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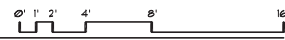
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1 BASEMENT FLOOR PLAN
 SCALE: 3/16" = 1'-0"

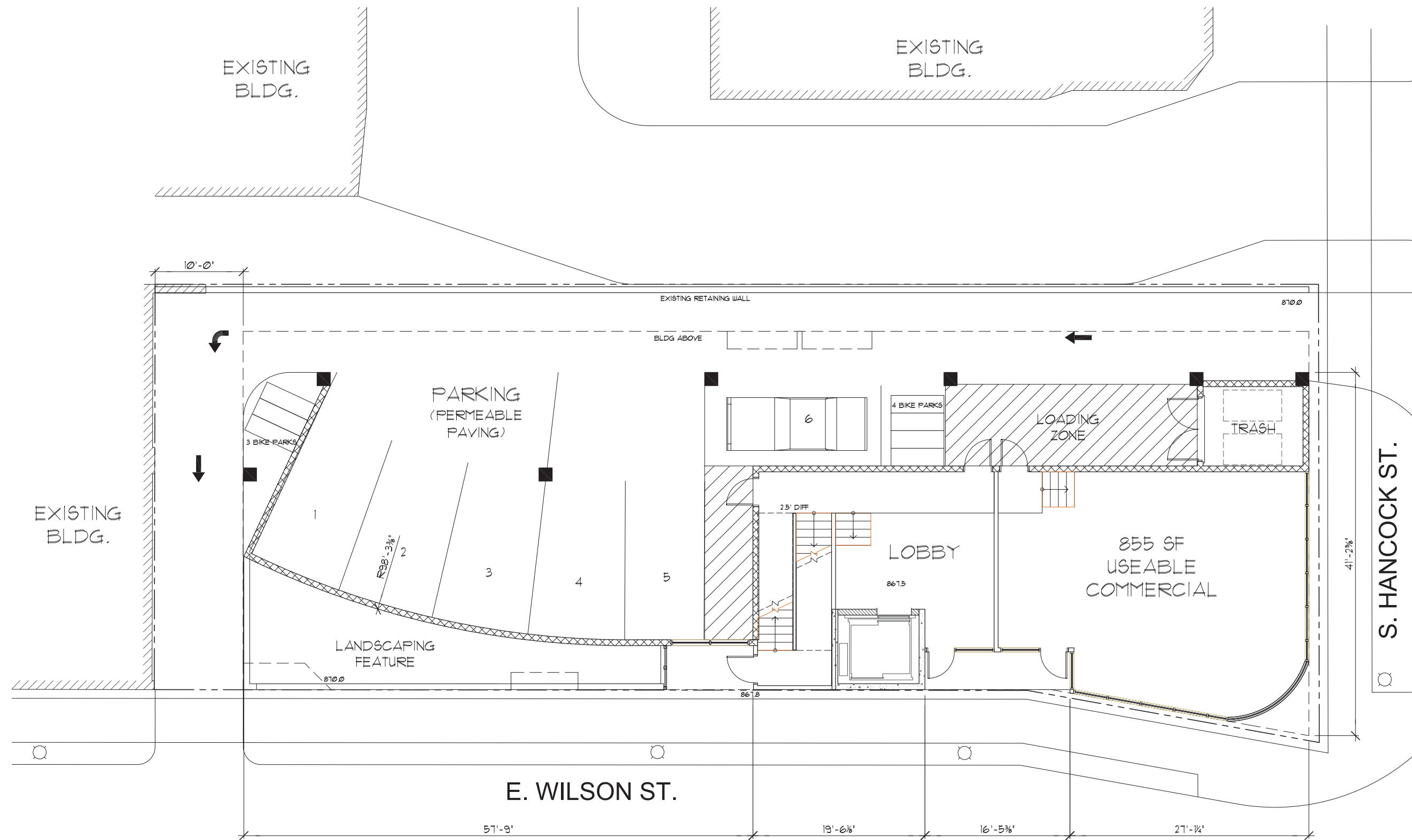


BASEMENT
 FLOOR
 PLAN

A2.00



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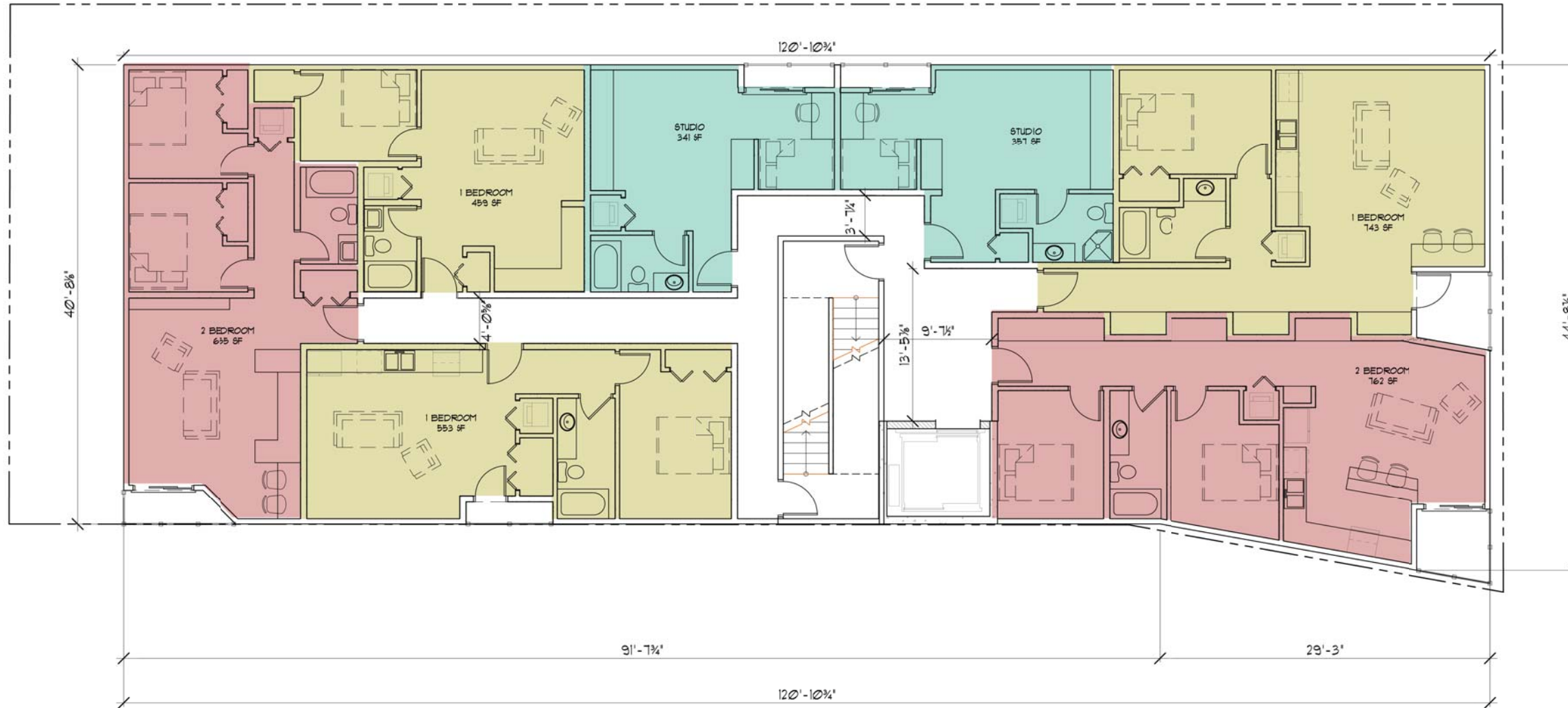
1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"
0' 1' 2' 4' 8' 16'

330 E. Wilson				
	SF	Studio	1 Bedroom	2 Bedroom
Basement	2341			
1st	1729			
2nd	4842	2	3	2
3rd	4842	2	3	2
4th	4842	2	3	2
5th	4842	2	3	2
6th	4842	2	3	2
Total	28280	10	15	10
Total Units:	35	Office:	878 SF	
Total bedrooms:	45			
Parking Stalls	6			

120'-10 3/4"



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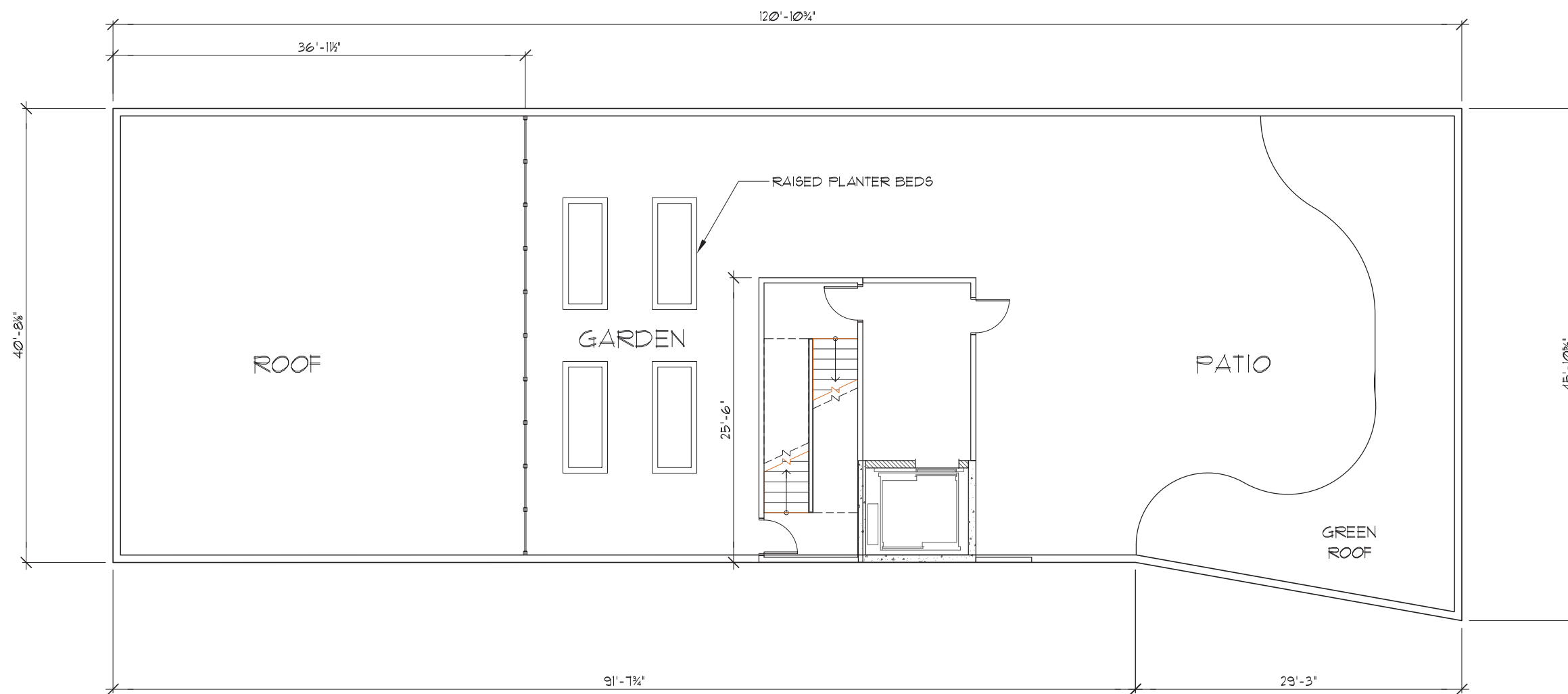
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1 2nd THRU 6th FLOOR PLANS
SCALE: 3/16" = 1'-0"
0' 1' 2' 4' 8' 16'



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1 ROOF FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 0' 1' 2' 4' 8' 16'



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MASSING
MODEL
PERSPECTIVE
R1.00



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MASSING
MODEL
PERSPECTIVE
R1.01



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MADISON, WI 53703
CLIENT: KOTHE REAL ESTATE PARTNERS
115 E. MAIN STREET SUITE 210
MADISON, WI 53703

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