

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

04190

DATE SUBMITTED: <u>8/30/06</u>	Action Requested
UDC MEETING DATE: <u>9/6/06</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: Tradewinds Business Park - Lots 9-11

ALDERMANIC DISTRICT: _____

OWNER/DEVELOPER (Partners and/or Principals) Marcos Theatres Corporation
100 E. Wisconsin Ave Ste. 2000
Milwaukee, WI 53202-4125

ARCHITECT/DESIGNER/OR AGENT: Natural Survey and Engineering
2901 E. Wisconsin Ave Ste 600
Appleton, WI 54913-7401

CONTACT PERSON: Katie Falvey

Address: Same as Developer

Phone: 414-905-1140

Fax: 414-905-7878

E-mail address: Katie.falvey@marcoscorp.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 50,000 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)

SITE DATA
 PROPOSED BUILDING = 38,316 S.F. (4.28) (FUTURE = 41,212, 11.48)
 TOTAL IMPERVIOUS SURFACE = 218,894 S.F. (5.08)
 TOTAL GREEN SPACE = 156,394 S.F. (3.54)
 PARCEL SIZE = 43,205 S.F. (1.00 ACRES)
 TOTAL PARKING LOT PAVING = 157,448 S.F.
 TOTAL ISLAND AREA = 12,148 S.F.
 ISLAND TO PAVEMENT PERCENTAGE = 7.28
 PROP. NUMBER OF SEATS = 1,464 (FUTURE = 1,648)
 PARKING REQUIRED = 366 SPACES (1 STALL/4 SEATS)
 PARKING PROVIDED = 373 SPACES
 FUTURE PARKING REQUIRED = 423 (1 STALL/4 SEATS)
 FUTURE PARKING PROVIDED = 423 SPACES
 ACCESSIBLE STALLS REQ'D. = 4, PROVIDED = 4
 SENIOR CITIZEN STALLS PROVIDED = 3
 BIKE STALLS PROVIDED = 43 (1/10 PARKING STALLS)



VICINITY SKETCH
SECTION 27-7-10

DATE	REVISIONS	BY
1-24-06	1. S.E. CORNER OF BLDG. AND STOP SIGN	...
2-28-06	2. EXISTING UTIL. INSTALLATIONS	...



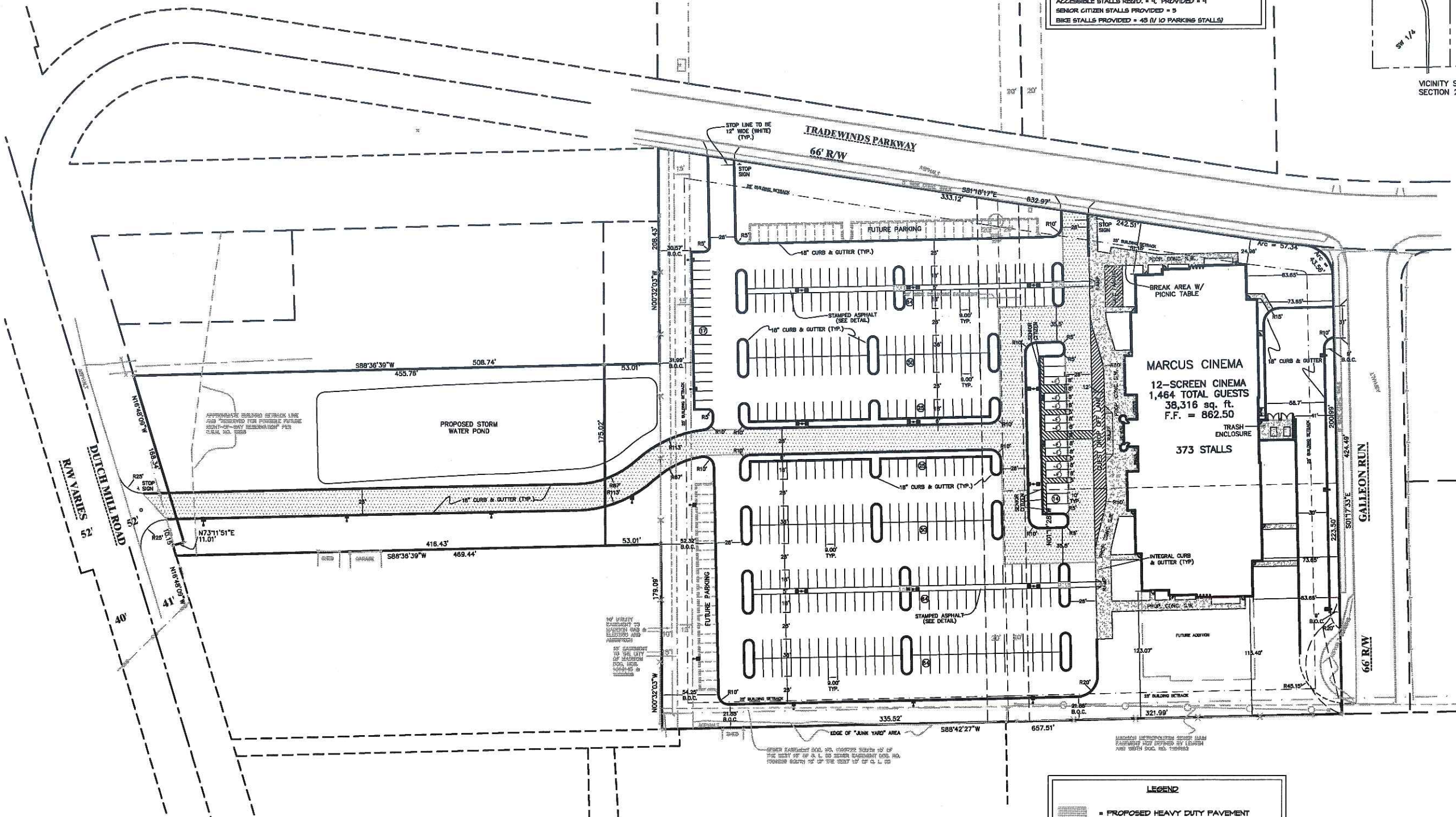
MARCUS THEATERS
CITY OF MADISON

SITE PLAN

National Survey & Engineering
 2001 Line Street, Suite 100
 Madison, WI 53703
 (608) 261-1181
 www.nse.com

DATE: 01-12-06
 SCALE: 1" = 40'
 PLAN NO.: C-1

NSE PROJECT NO.: 30500445



LEGEND

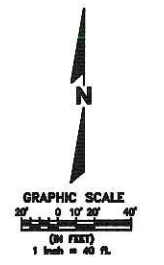
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE SIDEWALK/PAVEMENT

GENERAL SITE NOTES:

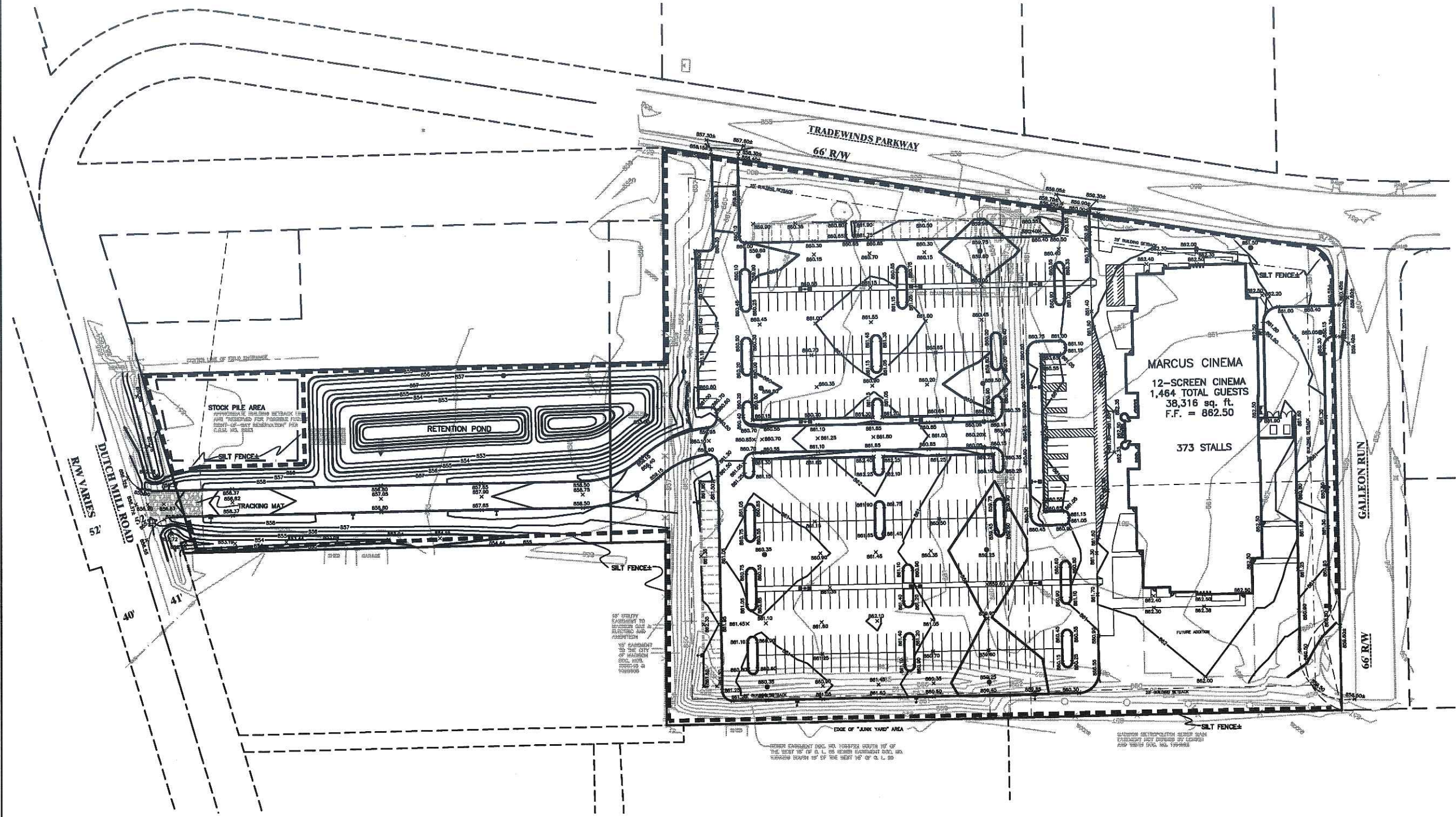
1. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING WALL, OR PROPERTY LINE.
2. SEE ARCHITECTURAL SITE PLANS FOR ADDITIONAL DETAILS.
3. THE BUILDING IS PARALLEL TO THE SOUTH AND EAST PROPERTY LINE.
4. ALL EXIT LOCATIONS WITHOUT ABUTTING WALK WILL HAVE A MIN. SIX FOOT, 5" CONCRETE STOOP, SEE ARCHITECTURAL PLAN FOR DETAILS.
5. ALL RADII ARE 4.5' TO FACE OF CURB UNLESS OTHERWISE NOTED.

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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



DIGGERS HOTLINE
 Toll Free (800) 242-0011
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com



DIGGERS HOTLINE
 Toll Free (800) 348-8871
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- EROSION CONTROL SEQUENCE**
1. INSTALL SILT FENCE PER PLAN DETAIL.
 2. INSTALL INLET PROTECTION TYPE C'S IN EXISTING INLETS.
 3. REMOVE INLET PROTECTION TYPE A'S AND INSTALL TYPE C'S PRIOR TO PAVING.
 4. ONCE THE SITE HAS BEEN CONSTRUCTED TO GRADE AND TOPSOIL IS IN PLACED, PERMANENT SEEDING AND/OR SOD SHALL BE INSTALLED.
 5. WHEN SITE VEGETATION IS ESTABLISHED, THE SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED.

LEGEND	
	EXISTING CONTOUR LINE
	EXISTING SPOT ELEVATION
	PROPOSED CONTOUR LINE
	PROPOSED SPOT GRADE
	PROPOSED TOP OF CURB ELEVATION
	PROP. FIRST FLOOR ELEVATION
	TRACKING MAT
	PROP. STORM SEWER STRUCTURES
	DRAINAGE ARROW
	PROPOSED LOW SIDE C & G
	SILT FENCE
	PROPOSED RECYCLING AND STOCKPILE AREA. ENCLOSE AREA BY SILT FENCE.

- NOTES:**
1. INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION AND MAINTAINED UNTIL SITE HAS BEEN STABILIZED. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE MUNICIPAL EROSION CONTROL ORDINANCE, THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK AND OUR PERMIT CONDITIONS.
 2. ALL DISTURBED AREAS OR SOIL STOCKPILES, EXCEPT WITHIN STREET RIGHT-OF-WAY, LEFT INACTIVE FOR MORE THAN 10 DAYS, SHALL BE SEEDED WITH A SEED MIXTURE OF 50% RYE AND 50% OATS (TEMP. SEED).
 3. WASTE MATERIAL FROM CONSTRUCTION ACTIVITIES SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. EXCESS EXCAVATION SHALL NOT BE REMOVED FROM SITE WITHOUT PERMISSION OF THE DEVELOPER/OWNER.
 4. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP WITHIN 24 HOURS OF THE END OF THE EVENT. ALL OTHER SEDIMENT DEPOSITS SHALL BE CLEANED UP AT THE END OF EACH WORKDAY.
 5. INLET PROTECTION IS REQUIRED IN ALL INLETS/MANHOLE (ON-SITE AND OFF-SITE) DURING CONSTRUCTION OPERATING. SEE INLET PROTECTION DETAILS TYPE A, B & C.
 6. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL EVENT OF 0.5 INCHES OR MORE AND MAKE NEEDED REPAIRS & DOCUMENT.
 7. THE CONTRACTOR SHALL NOTIFY THE TOWN OF BROOKFIELD EROSION CONTROL INSPECTOR AT LEAST 2 DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
 8. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE SITE VEGETATION IS STABILIZED.
 9. EROSION CONTROL MEASURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE END OF THE WORK DAY.
 10. ANY VARIATION FROM PLAN GRADE MAY RESULT IN COMPLICATIONS WITH THE SANITARY SEWER LATERAL AND STORM WATER DRAINAGE.
 11. ANY PROPERTY IRONS REMOVED DUE TO GRADING OR CONSTRUCTION OF UTILITIES SHALL BE REPLACED BY A LICENSED LAND SURVEYOR WHEN CONSTRUCTION IS COMPLETE, AT THE EXPENSE OF THE CONTRACTOR.
 12. ALL SPOT ELEVATIONS SHOWN ARE CURB FLOWLINE OR FINISHED PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 13. ANY AND ALL WORKED PERFORMED IN STREET RIGHT-OF-WAY SHALL BE DONE BY A TOWN OF BROOKFIELD LICENSED CONTRACTOR.
 14. ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKING SOIL THAT ORIGINATED FROM THE SITE SHALL BE CLEANED BY THE END OF THE WORKDAY (PER STONE TRACKING PAD DETAIL). FLUSHING IS NOT ALLOWED.
 15. SPOT GRADES SHOWN ARE FINISHED GRADE OR CURB FLOWLINE.
 16. RETAINING WALLS GREATER THAN 30" SHALL HAVE A 42" RAILING OR APPROVED EQUAL. SHOP DRAWINGS SHALL BE SEALED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.



DATE	REVISIONS	BY
2-28-06	REVISED PER ILL. COMMENTS	BL/ADP



MARCUS THEATERS
 CITY OF MADISON

GRADING & EROSION CONTROL PLAN

National Survey & Engineering
 200 West Lincoln Avenue
 Brookfield, WI 53005
 (262) 781-2444
 www.nse-engineering.com

DATE: 01-25-06
 SCALE: 1" = 40'
 PLAN NO.: C-2

NSE PROJECT NO.: 3080445

DATE	BY	REVISIONS
07-15-06	LOC SUBMITTAL	
07-27-06	LOC SUBMITTAL	
08-29-06	SEE CHANGES	

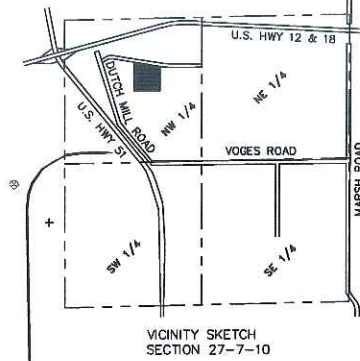
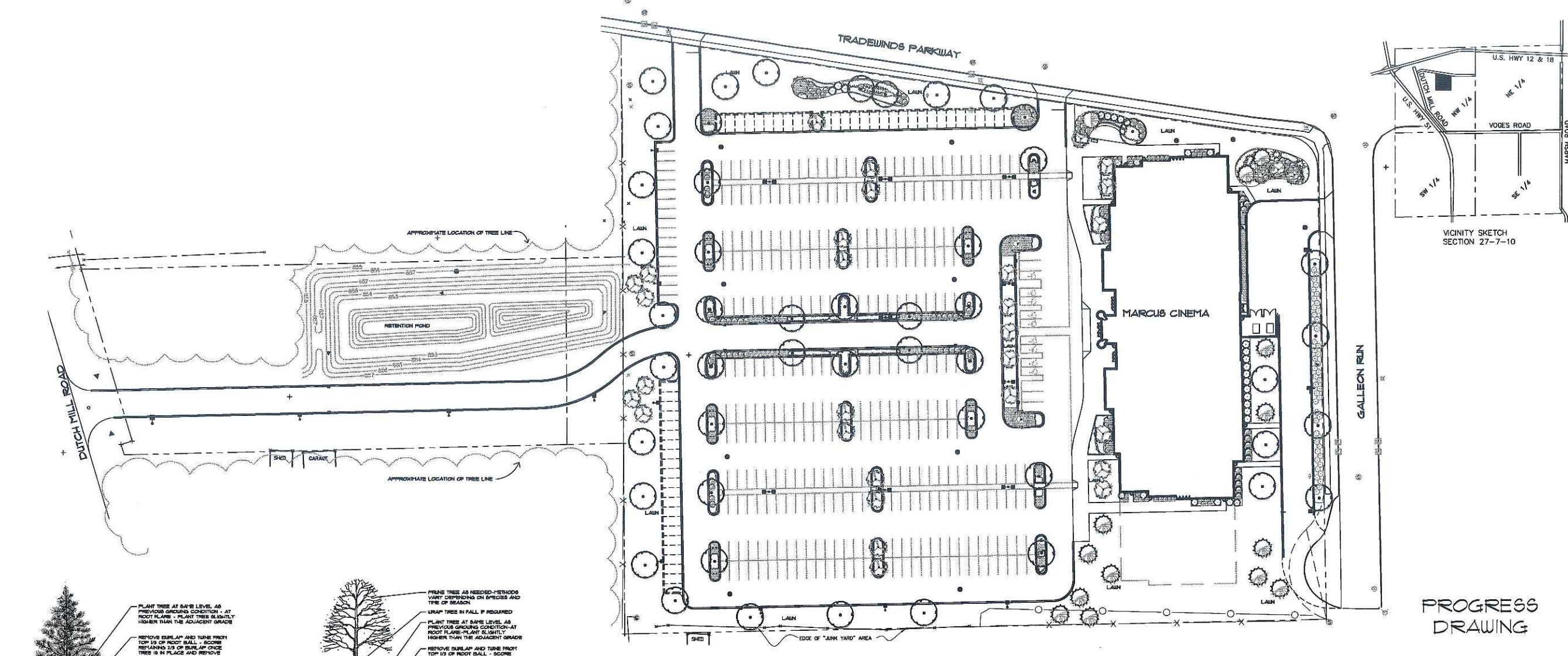
LANDSCAPE ARCHITECT: CHARLES N. STASSI, ASLA

MARCUS THEATERS
CITY OF MADISON

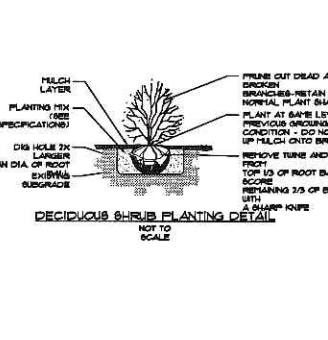
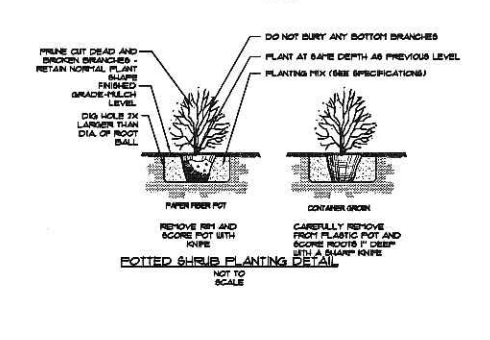
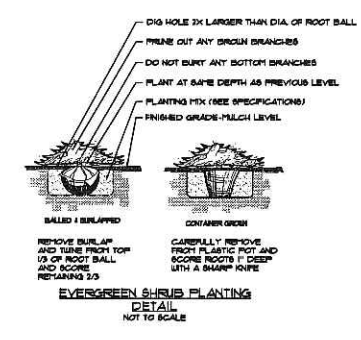
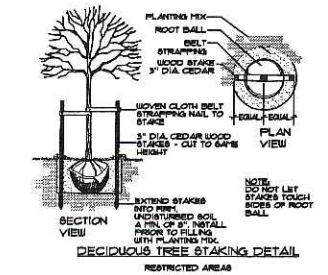
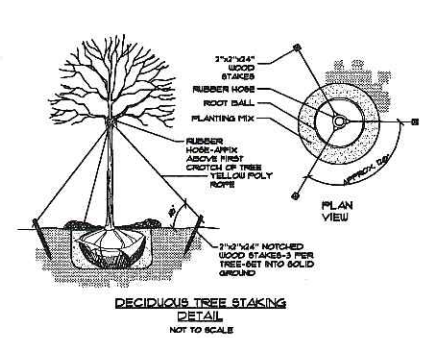
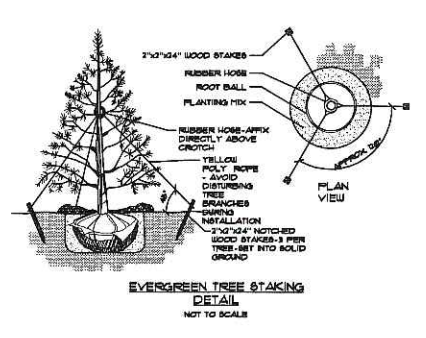
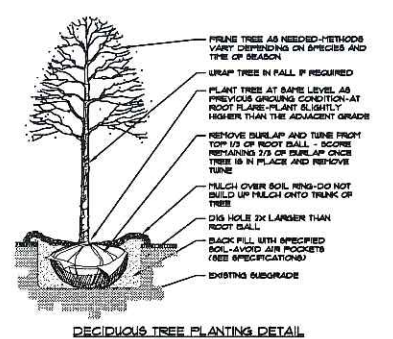
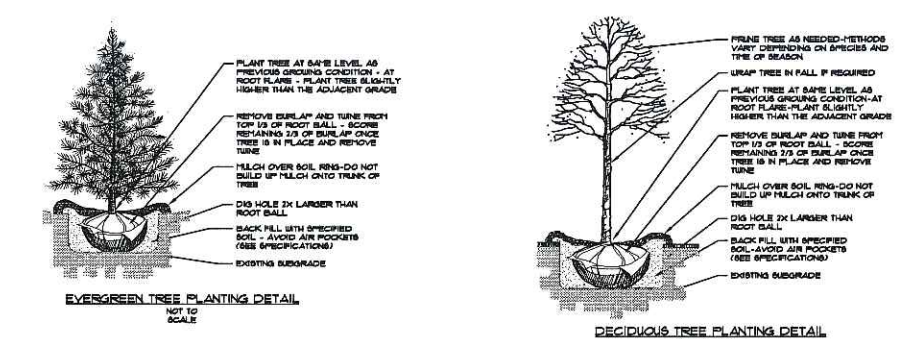
PRELIMINARY
LANDSCAPE PLAN

National Survey & Engineering
 1000 University Ave. Ste. 400
 Madison, WI 53706
 Phone: 608-755-8888
 Fax: 608-755-8888
 www.nse-engineering.com

DATE: 01-05-06
 SCALE: 1" = 40'
 PLAN NO: L-1



PROGRESS DRAWING



PLANT LEGEND

- SHADE TREE - 25' CAL.
 - AUTUMN BLAZE MAPLE
 - WHITE ASH
 - HONEYLOCUST
- EVERGREEN TREE - 1' HT.
 - BLACK HILLS SPRUCE
 - AUSTRIAN PINE
 - NORWAY SPRUCE
- ORNAMENTAL TREE - 20' CAL.
 - RED JEWEL CRAB
 - JAPANESE TREE LILAC
 - THORNLESS HAWTHORN
- DECIDUOUS SHRUB - 3' HT.
 - ARROWWOOD VIBURNUM
 - WINGED BURNING BUSH
 - SPREADING COTONEASTER
- EVERGREEN SHRUB - 3' HT.
 - DENBI YEW
 - KALLOY JUNIPER
 - SEA GREEN JUNIPER
- FLOWERING SHRUB - 18'-24' HT.
 - ANTHONY WATERER SPIREEA
 - GRID LOW SYPHAC
 - GREEN MOUND ALPINE CURRENT
- ORNAMENTAL GRASS - 1 GAL. FT.
 - KARL FOERSTER REED GRASS
 - BLUE OAT GRASS
 - PURPLE MOOR GRASS
- PERENNIAL - 45' FT.
 - STELLA D'ORO DAYLILLY
 - GOLDSTURRY RUDBECKIA
 - AUTUMN JOY SEDUM
 - RUSSIAN SAGE
 - COREOPSIS

LANDSCAPE WORK SHEET
 PARKING LOTS, STORAGE AREAS AND LOADING DOCKS
 (SECTION 28.04 MADISON GENERAL ORDINANCE)

1. NUMBER OF TREES REQUIRED
 TREES REQUIRED FOR PARKING LOTS: 1226
 NUMBER OF PARKING STALLS: 0
 TOTAL SQUARE FOOTAGE OF THE STORAGE SPACE: 0
 NUMBER OF CANOPY SHADE TREES REQUIRED (2"-2 1/2" CALIPER): 28

2. NUMBER OF LANDSCAPE POINTS REQUIRED
 NUMBER OF POINTS REQUIRED BASED ON NUMBER OF PARKING STALLS: 1497
 USING POINT SCHEDULE FOR LANDSCAPE ELEMENTS ON WORK SHEET
 THE NUMBER OF POINTS REQUIRED FOR LOADING AREAS - 75 POINTS FOR EACH LOADING BERTH
 NUMBER OF POINTS REQUIRED: 1497 TOTAL

TABULATION OF POINTS AND CREDITS

ELEMENT	POINT VALUE	QUANTITY	POINTS AWARDED	QUANTITY	POINTS
CANOPY TREE 2"-2 1/2"	35	47	1645	0	0
DECIDUOUS SHRUB	2	375	750	0	0
EVERGREEN SHRUB	2	144	288	0	0
DECORATIVE WALL OR FENCE (PER 10 L.F.)	5	0	0	0	0
EARTH BERM (PER 10 L.F.)	5	0	0	0	0
AVERAGE HEIGHT 30"	2	0	0	0	0
AVERAGE HEIGHT 15"	2	0	0	0	0
EVERGREEN TREES 3' HEIGHT MINIMUM	15	27	405	0	0
CANOPY TREE OR SMALL TREE (E. CRAB, HAWTHORN)	15	35	525	0	0
SUB TOTALS			3791	+	0

TOTAL NUMBER OF POINTS PROVIDED (EQUAL TO OR GREATER THAN POINTS REQUIRED): 3888

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