



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplcation.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>Wednesday August 19, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>September 2, 2015</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 4630 East Washington Avenue  
Project Title (if any): \_\_\_\_\_

2. This is an application for (Check all that apply to this UDC application):

New Development  Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

Project in an Urban Design District\* (public hearing-\$300 fee) District 5  
 Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)  
 Suburban Employment Center (SEC) or 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 Planned Residential Complex

**B. Signage:**

Comprehensive Design Review\* (public hearing-\$300 fee)  Street Graphics Variance\* (public hearing-\$300 fee)  
 Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

Please specify: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Brad Koning Company: Shulfer Architects, LLC.  
Street Address: 1918 Parmenter St. Ste. 2 City/State: Madison, WI zip: 53562  
Telephone: (608) 836-7570 Fax: (\_\_\_\_) Email: bkoning@shulferarchitects.com

Project Contact Person: Brad Koning Company: Shulfer Architects, LLC.  
Street Address: 1918 Parmenter St. Ste 2 City/State: Middleton, WI zip: 53562  
Telephone: (608) 836-7570 Fax: (\_\_\_\_) Email: bkoning@shulferarchitects.com

Project Owner (if not applicant): Storm Peak Capital, LLC. Company: McFarland, WI zip: 53558  
Street Address: P.O. Box 45 City/State: McFarland, WI zip: 53558  
Telephone: (608) 327-4000 Fax: (\_\_\_\_) Email: sdoran@lee-associates.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 7/28/2015.  
(name of staff person) (date of meeting)

B. 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 Brad Koning Relationship to Property Architect

Authorized Signature \_\_\_\_\_ Date August 19, 2015



August 14, 2015

City of Madison  
Urban Design Commission  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

RE: Urban Design Commission Application – Initial/Final Approval  
4630 E. Washington Ave. Madison, WI – Façade Renovation

Commission members:

On behalf of Storm Peak Capital, LLC, I am submitting this letter of intent and application for initial and final approval of the façade renovation at 4630 E. Washington Ave.

We have met with Al Martin, and staff from city planning in a meeting on July 28, 2015.

**Proposal Summary:** Exterior façade renovation consists of the addition of storefront windows for greater visibility to E. Washington Ave. for current and future tenant spaces. Removal of the existing metal panel façade along E. Washington Ave. will be replaced by EIFS signage bands with accent color bands and cement board trim. Architectural metal panel will add texture and color tying the two story building mass to the newer single story building.

The extent of exterior renovation is limited to the pre-engineered structure and allowable snow\wind loads as designed. The design maximizes the allowable building height, creating a stepped roofline which creates a hierarchy in the signage band separating the first floor tenant(s) with the second floor tenant.

In summary, the project will consist of the general criteria listed below:

**Project Data:**

Project Name:	4630 E. Washington Ave Façade Redevelopment
Address:	4630 E. Washington Ave.
Lot size:	104,000 sf
Proposed Use:	Shopping Center- Existing to Remain

**Zoning District:**

The property is currently zoned CC-T, Commercial Corridor, Transitional District

**Project Schedule:**

The project construction schedule will be as follows:

Construction Start:	October, 2015
Substantial Completion:	November, 2015



I hope that you find this Letter of Intent acceptable and invite you to contact our office should you have any further questions.

Respectfully,

A handwritten signature in black ink that reads "Brad Koning". The signature is fluid and cursive, with a large, stylized "B" at the beginning.

Brad Koning, AIA.  
Shulfer Architects, LLC

Attachments:

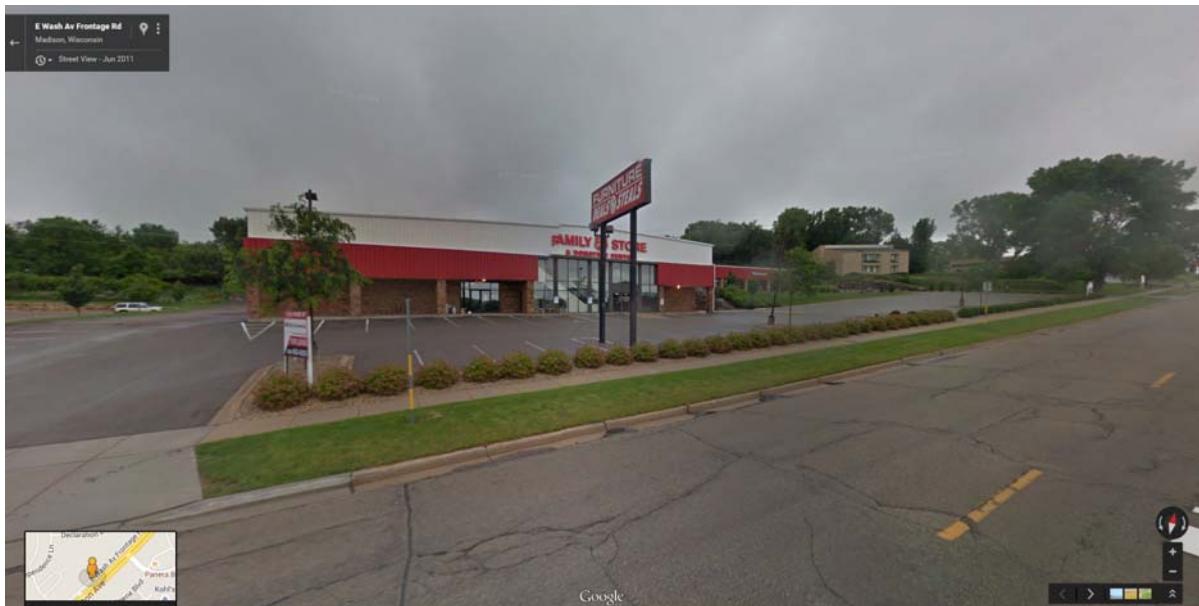
Article A: Existing Photos



## Article A: Existing Photos



The existing multi-tenant retail building from the east. Existing site/landscape to remain.



The existing multi-tenant building from the west. There is no current separation for signage between the first floor tenant and the second floor tenant.

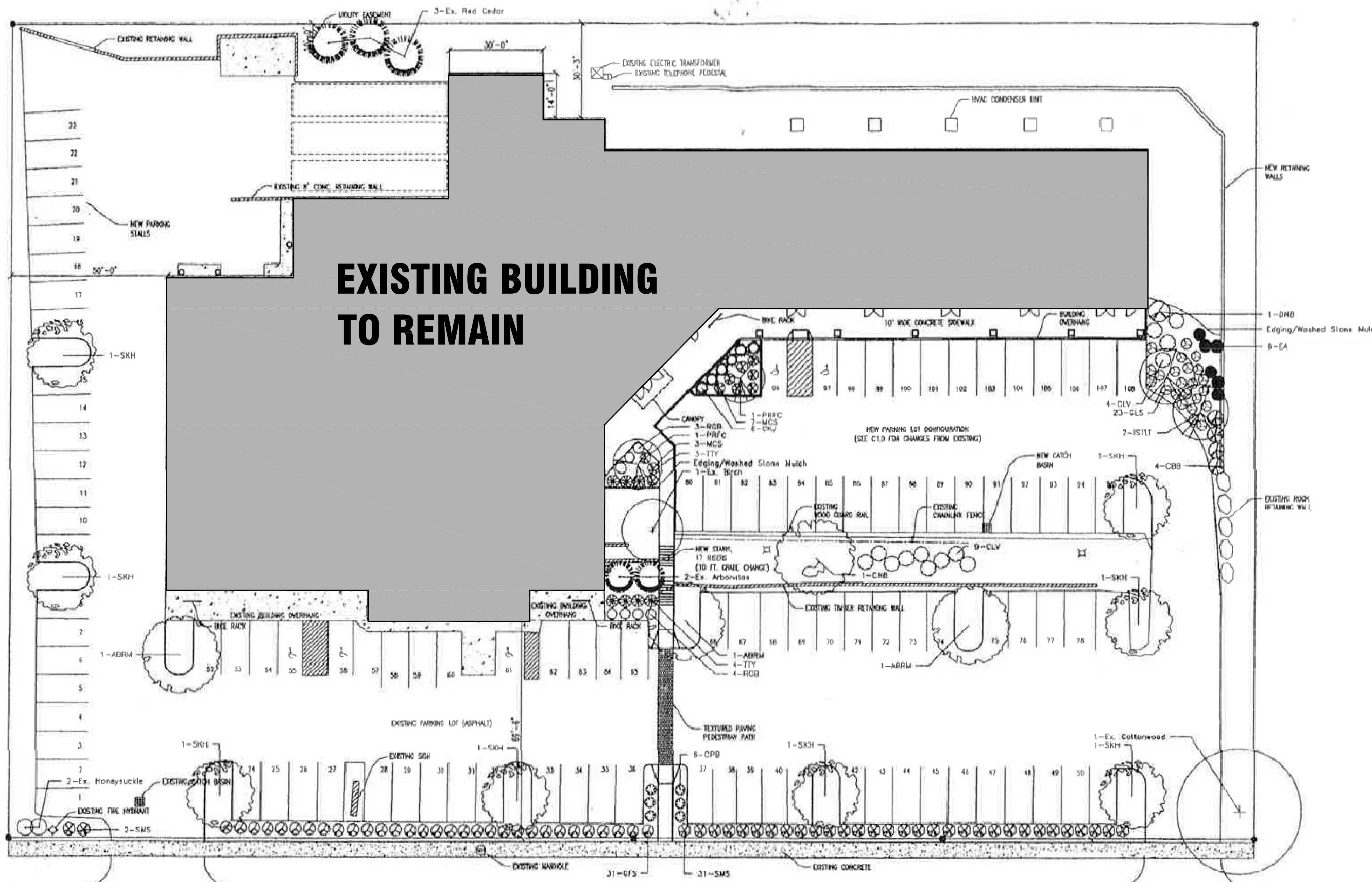


**The existing building to the west. Predominately an EIFS/Masonry multi-tenant building.**



**The existing office building to the east.**

# EXISTING BUILDING TO REMAIN



FRONTAGE ROAD

#### Plant Material List

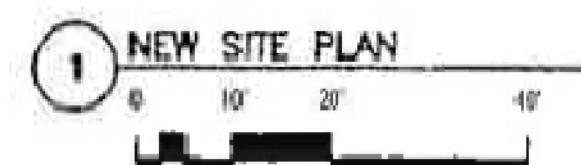
Broadleaf Deciduous		Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	ABRM			Autumn Blaze Red Maple	<i>Acer x freemanii 'Autumn Blaze'</i>	2"-2-1/2" B&B
2	CHB			Common Hackberry	<i>Celtis occidentalis</i>	2"-2-1/2" B&B
8	SKH			Skyline Honeylocust	<i>Gleditsia triacanthos 'Skyline'</i>	2"-2-1/2" B&B
2	PRFC			Prairie Fire Crabapple	<i>Malus x 'Prairie Fire'</i>	5'-6' B&B
2	ISLT			Ivory Silk Tree Lilac (II)	<i>Syringa reticulata 'Ivory Silk' II</i>	1-3/4"-2" B&B

### Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
7	TY	Taunton Yew	<i>Taxus x media 'Taunton'</i>	18"-24" B&B
6	EA	Emerald Arborvitae	<i>Thuja occidentalis 'Emerald'</i>	4"-5' B&B
6	CKJ	Compact Kolley Juniper	<i>Juniperus chinensis 'Compact Kolley'</i>	#2 CONT.

### Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
7	RGB	Rosy Glow Barberry	<i>Barberis thunbergii 'Rosy Glow'</i>	#3 CONT.
10	MCS	Magic Carpet Spirea	<i>Spirea japonica 'Magic Carpet'</i>	12"-15"
31	GFS	Goldflame Spirea	<i>Spirea japonica 'goldflame'</i>	15"-18"
33	SMS	Snowmound Spirea	<i>Spirea nipponica</i>	15"-18"
4	CBB	Compact Burning Bush	<i>Euonymus alatus 'compactus'</i>	18"-24" B&B
6	CPB	Crimson Pygmy Barberry	<i>Barberis thunbergii 'Crimson Pygmy'</i>	#3 CONT.
13	CLY	Chicago Lustre Viburnum	<i>Viburnum dentatum 'Chicago Lustre'</i>	#5 CONT.
1	DNB	Diabolo Ninebark	<i>Physocarpus opulifolius 'Diabolo'</i>	18"-24"
23	GLS	Crow-Lax Sumac	<i>Rhus aromatica 'Crow-Lax'</i>	#2 CONT.



A compass rose icon with a vertical line pointing upwards labeled 'NORTH'.

### LANDSCAPE POINTS - MADISON

NO. STALLS	108
NO. CANOPY TREES REQ.	8
NO. LANDSCAPE PTS. REQ.	487

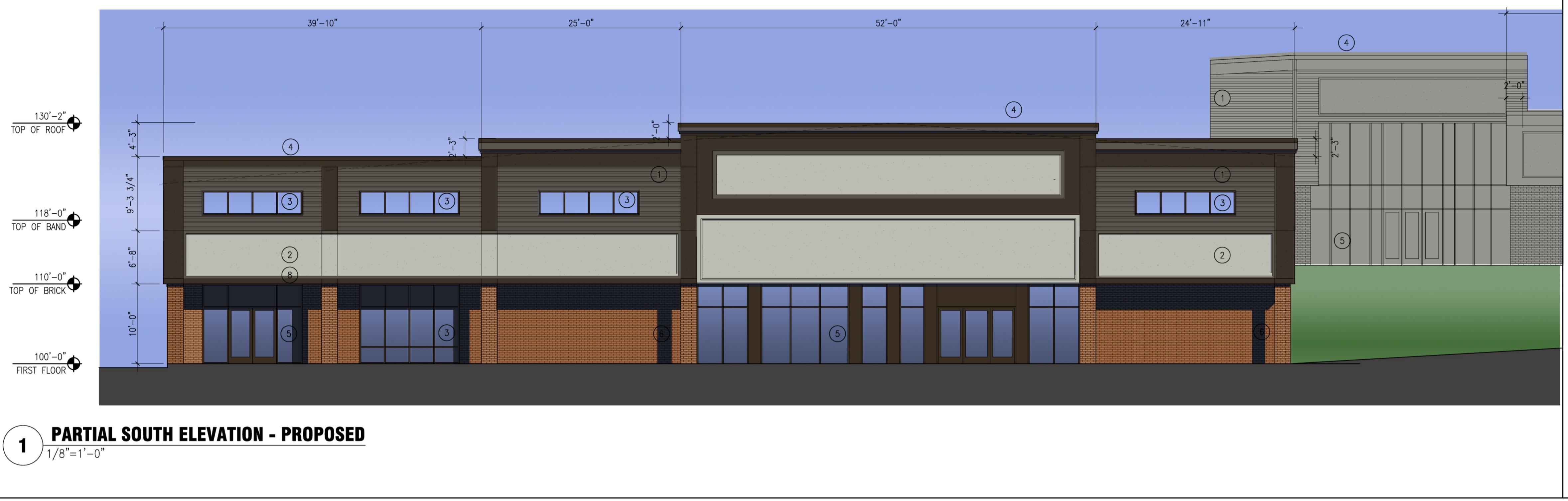
POINTS SUPPLIED	VAL	QTY	PTS
CANOPY TREES 2'-2 1/2'	35	7	210
EVERGREEN TREES 3' Min	15	11	165
SMALL CANOPY OR ORNAMENTAL TREES 1 1/2"-2"	15	4	60
EVERGREEN SHRUB	3	13	39
DECIDUOUS SHRUB	2	130	260
DECORATIVE WALL OR FENCE (per 10 LF.)	5	48	240

TOTAL PTS. SUPPLIED 974

41

Notes:

1. All planting beds shall be edged with Dimex Black Vinyl Edging.
2. All planting beds shall be mulched with #2 Washed Stone Mulch to 3" depth over a fabric weed barrier.
3. All installed trees and shrubs in lawn areas are to be mulched with a 3' dia shredded bark mulch rings.
4. Paved areas are to be sealed with SealMax® Sealant.



KEYED ELEVATION NOTES:

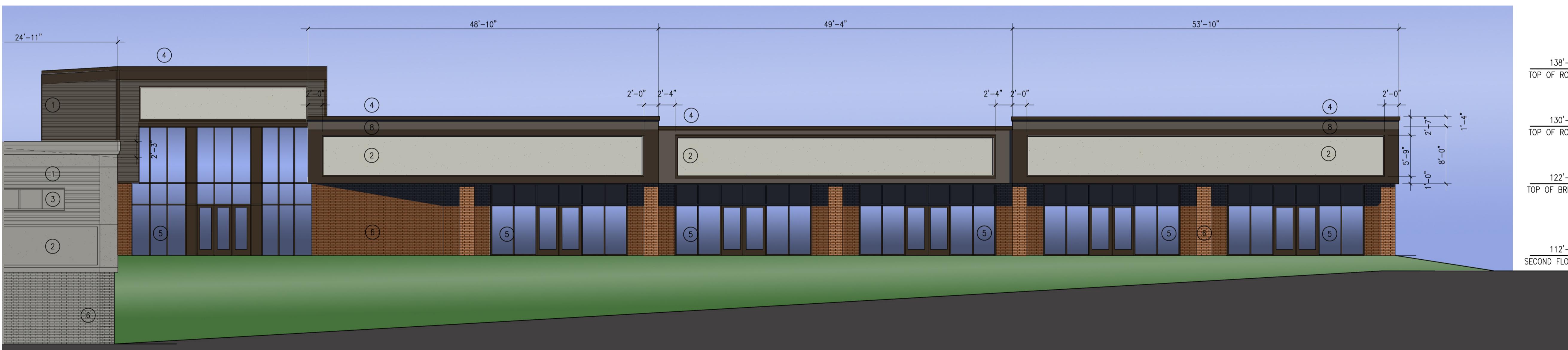
- ① McELROY METALS; M-COR HORIZONTAL METAL PANEL COLOR: PATRICIAN BROWN
- ② INFILL BETWEEN EXISTING STRUCTURE WITH METAL STUDS, 8" EXTERIOR GWB SHEATHING AND AIR INFILTRATION BARRIER, 1 1/8" THK DRAINABLE EIFS, TYPICAL.
- ③ NEW THERMALLY IMPROVED DARK BRONZE ANODIZED ALUMINUM WINDOW SYSTEM TO MATCH EXISTING.
- ④ PROVIDE PRE-FINISHED COPING AT PARAPET. WHERE SHOWN PROVIDE BUILT-UP EIFS FASCIA OVER AIR INFILTRATION BARRIER, EXTERIOR GWB SHEATHING ON METAL STUDS BETWEEN BUILDING STRUCTURE.
- ⑤ EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN.
- ⑥ EXISTING MASONRY TO REMAIN.
- ⑦ REPLACE GUTTER AND DOWNSPOUT WITH PRE-FINISHED TO MATCH BUILDING COLOR.
- ⑧ CEMENT BOARD PANEL AND TRIM BOARDS TO MATCH

100 E. PINEHURST, SUITE 202  
MADISON, WISCONSIN 53703  
TELEPHONE 608.255.0500  
FAX 608.255.0501

SHULFER  
ARCHITECTS, LLC

**4630 East Washington Ave.**

CONCEPT ELEVATIONS  
4630 East Washington Ave.  
MADISON WISCONSIN



**PROPOSED ELEVATIONS**

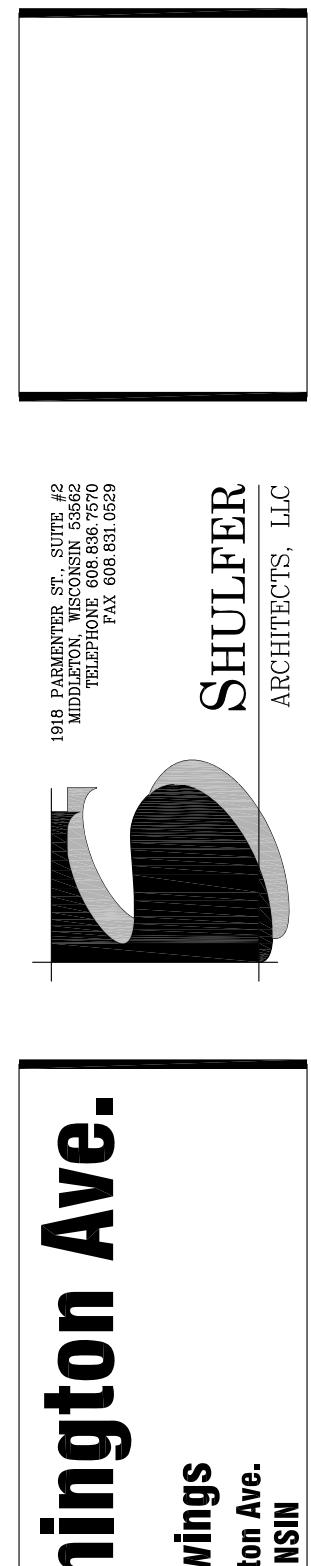
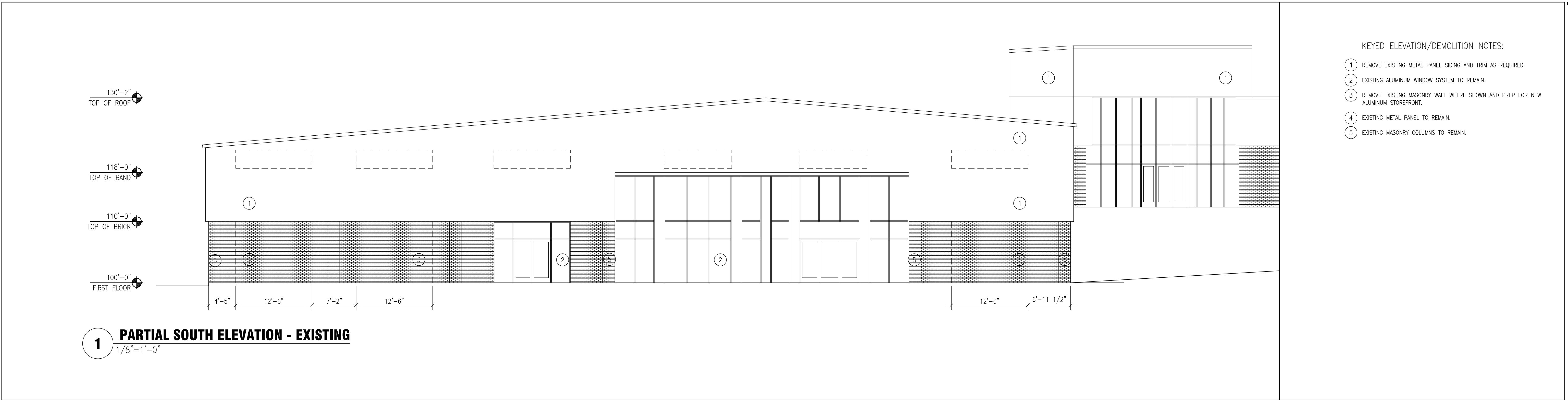


138'-4" TOP OF ROOF  
130'-4" TOP OF ROOF  
122'-4" TOP OF BRICK  
112'-4" SECOND FLOOR

07.23.15 CONCEPT REVIEW  
07.27.15 CONCEPT REVIEW  
08.14.15 UDC SUBMITTAL

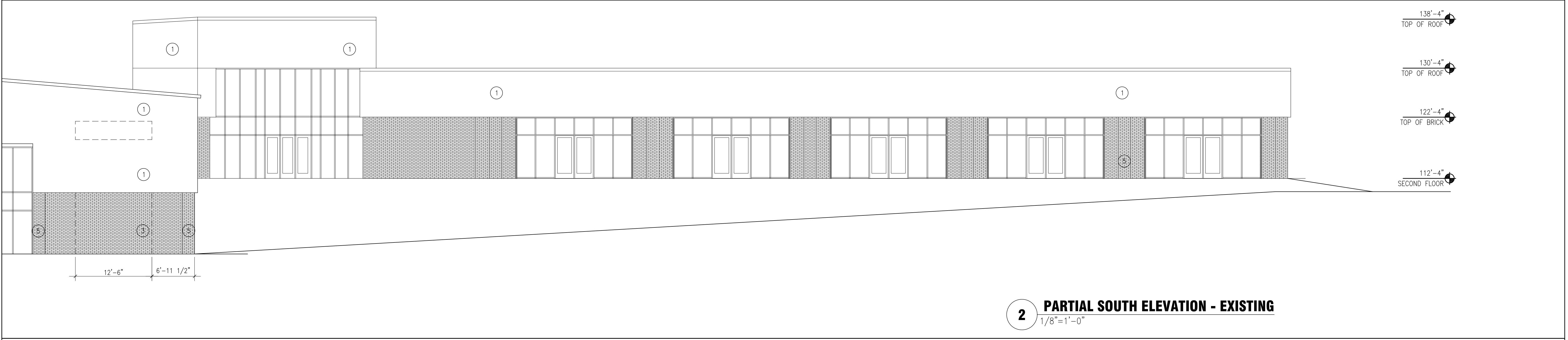
**PROPOSED EAST ELEVATION**  
1/8"=1'-0"

**A3.2**



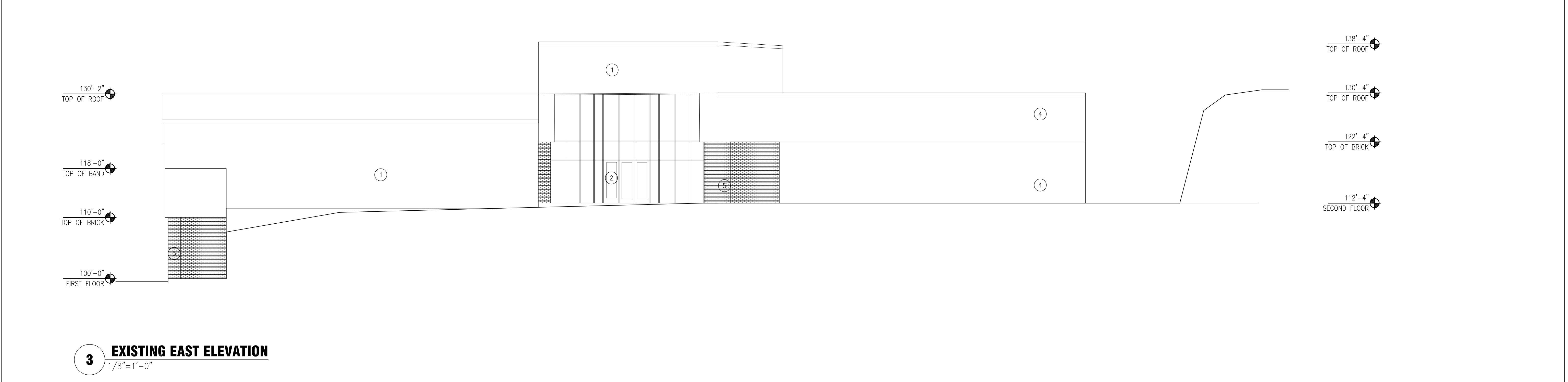
## EXISTING ELEVATIONS/DEMOLITION | 4630 East Washington Ave.

As-Built Drawings  
4630 East Washington Ave.  
MADISON, WISCONSIN



## EXISTING ELEVATIONS/DEMOLITION

08.14.15  
UDC SUBMITTAL



**A3.1**

# 4630 E. WASHINGTON AVE.

## FAÇADE RENOVATION

4630 EAST WASHINGTON AVE.  
MADISON, WISCONSIN

### PROJECT DATA:

LOCATION: 4630 E. WASHINGTON AVE.  
MADISON, WI,

REGULATING MUNICIPALITIES:  
TOWN OF MADISON  
DALE COUNTY  
STATE OF WISCONSIN

BUILDING CODE:  
TOWN OF MADISON ZONING ORDINANCES  
WISCONSIN ADMINISTRATIVE CODE  
2009 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:  
TYPE "IB"  
TWO STORY  
FULLY SPRINKLERED

OCCUPANCY: "M"—MERCANTILE

FIRE CONTROL:  
THIS IS A FULLY-SPRINKLERED BUILDING NFPA-13  
NO FIRE AREAS PROVIDED

EXIT TRAVEL DISTANCE:  
FULLY-SPRINKL., BLDG = 250 FT MAX TRAVEL  
100 FT COMMON PATH OF TRAVEL

ACCESSIBILITY:  
PER ANSI A117.1

### GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
2. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
3. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE — USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
6. JOB SITE SHALL BE BROOM SWEEP AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
7. MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
8. ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. THIS IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT, AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
9. ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN WITH ARCHITECT.
10. HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
11. ENSURE A CLEAR PATHWAY TO ALL EXITS IS MAINTAINED AND SUSTAINED.

### SHEET INDEX:

A0.1 COVER SHEET

ARCHITECTURAL  
L1.1 EXISTING LANDSCAPE PLAN  
A3.1 EXISTING EXTERIOR ELEVATIONS  
A3.2 PROPOSED EXTERIOR ELEVATIONS

### CONTACTS:

OWNER:  
SWD ACQUISITIONS, LLC.  
6430 BRIDGE ROAD, STE. 230  
MADISON, WI 53713

STEVE DORAN  
608-237-4000

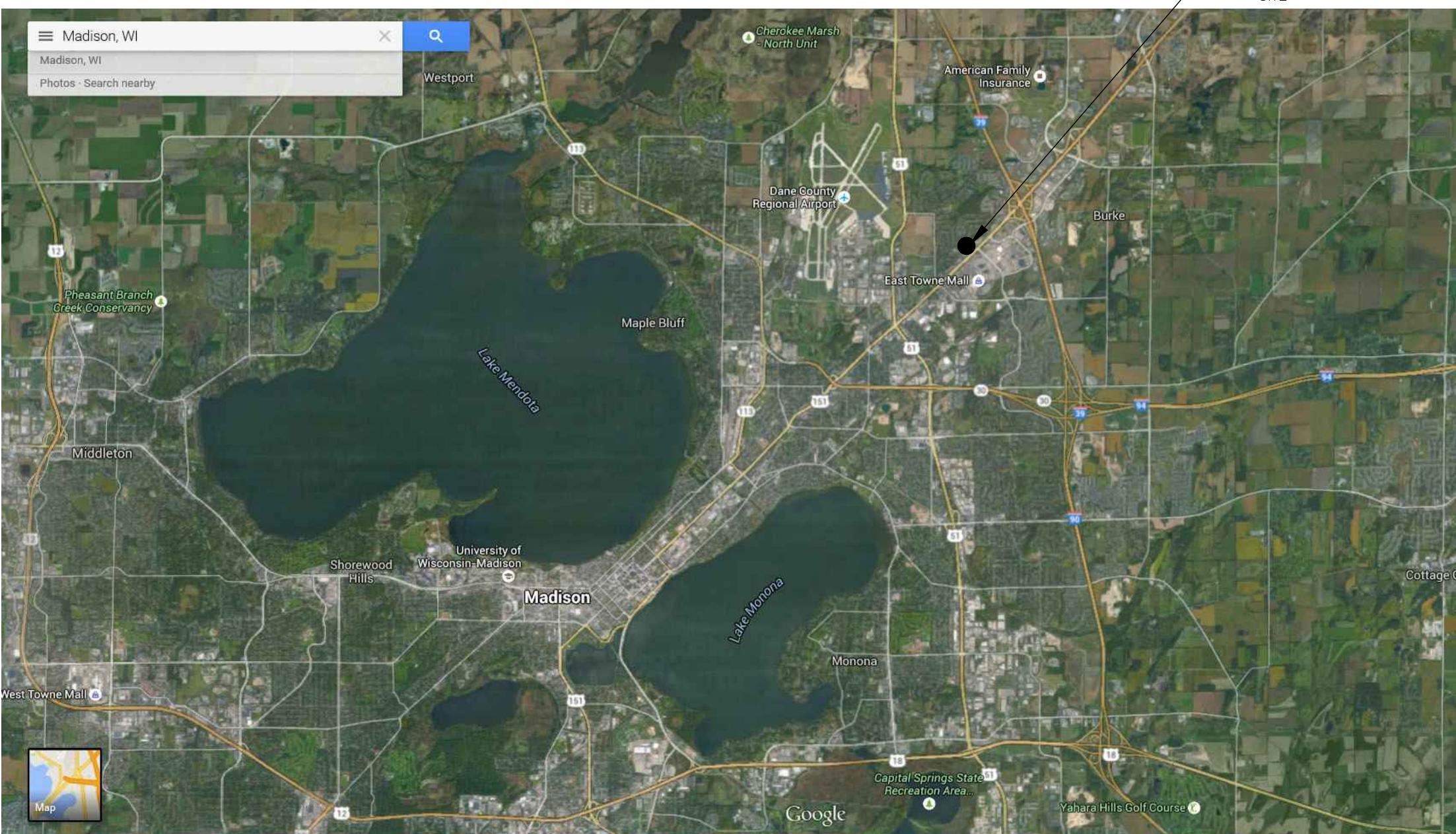
ARCHITECT:  
SHULFER ARCHITECTS, LLC  
1918 PARMENTER ST., STE 2  
MIDDLETON, WI 53562

BRAD KONING (ARCHITECT)  
608-836-7570

STRUCTURAL ENGINEER:  
MP SQUARED  
583 D'ONOFRIO DR, STE 201  
MADISON, WI 53719

MELISSA PEYTON  
608-821-4770

### PROJECT LOCATION MAP:



### BUILDING LOCATION:

