

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: JULY 30, 2008

UDC MEETING DATE: AUGUST

Action Requested
 Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PROJECT ADDRESS: 2200 S. Park Street, Madison, WI

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals)

URBAN LEAGUE

90 151 E. GORHAM ST

MADISON, WI 53703

ARCHITECT/DESIGNER/OR AGENT:

TRI-NORTH BUILDERS, INC.

2025 RESEARCH PARK DR

FITCHBURG, WI 53711

CONTACT PERSON: STEVE HARMS

Address: 2025 RESEARCH PARK DR
FITCHBURG, WI 53711

Phone: 608 271 8717

Fax: 608 271 8834

E-mail address: sharms@tri-north.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.

7/30/2008

URBAN LEAGUE OF GREATER MADISON
PROPOSED NEW BUILDING
AT THE VILLAGER
PARK ST., MADISON, WI

Project Description

The proposed new Center for Economic Development for the Urban League is a collaboration between the City of Madison's CDA and the Villager and the non-profit ULGM.

The site arrangement is a combination of the sale of the building only parcel with a code required easement of 20' around the property line. The building is sited according to the Urban Design District #7, Setbacks are 0' on north, south and west, and up to 5' or 6' on the east facing Park Street.

The parking for the building will be leased as a specific number of stalls to determine an annual lease and maintenance cost. However there will be limited specific assigned stalls consistent with the Villager's master plan (shared parking among all tenants). Therefore there are no site submittals for lighting, landscaping, sidewalks, etc. since the Villager will be providing that design and construction. There is an area directly outside the building's main entrance (not the Library entry) that will contain fund raising pavers set in the plaza with at least one planter, also used in fund raising efforts.

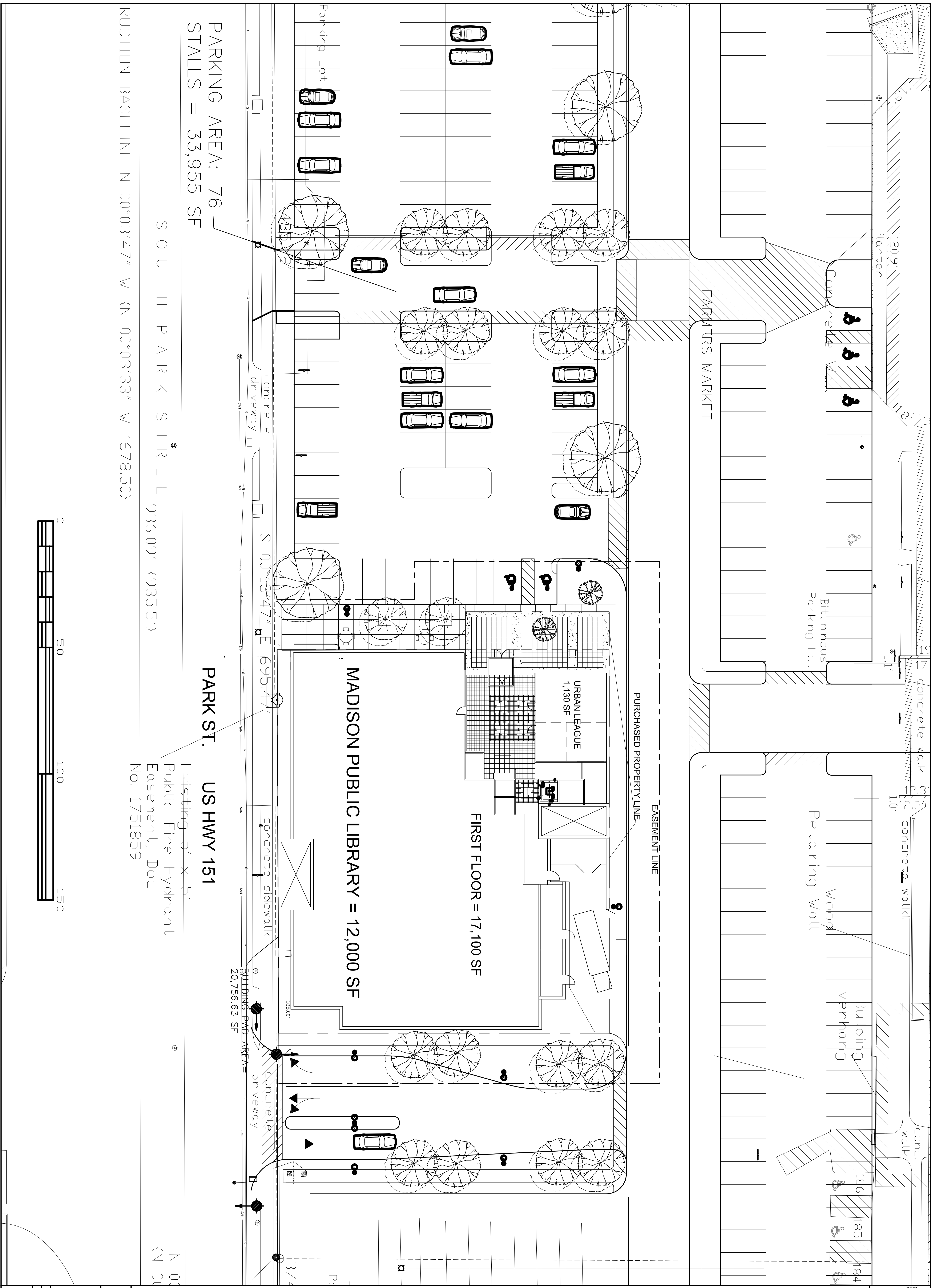
The building will house the City of Madison's Public Library on the first floor with it's own entrance into 12,000 SF of area which will be sold as a condominium space and designed and built by the Library / City under separate contracts. There is a small intake function for Urban League on the first floor in a space which can be opened to a 1,000 SF community room. This entrance and community room relate to the Atrium community functions across the parking / farmer's market area. The lobby also will house changing local artist displays and a small coffee shop to be leased to an independent tenant. It is anticipated that Urban League will coordinate with the tenant and possibly supply labor or interns the coffee shop.

The remainder of the Urban League will be located on the second floor exclusively. There is an outdoor terrace to the north anticipated that would have limited views of the capitol and the downtown skyline. The shaded terrace will be used for break and lunch as well by users and employees at Urban League.

The third floor is a tenant, Planned Parenthood occupying 9,000 to 10,000 SF

The Building will be predominantly Masonry with some metal accents only. Some cast stone will be utilized at the first floor to differentiate from the upper levels. (UDC #7 requirement). Pedestrian scale is important and the use of required glass from 2'8" to 11' high will allow visibility into the Library in a retail environment.

The project is anticipated to be at least LEED® certified with a goal of Silver level.



RUCTION BASELINE N 00°03'47" W \N 00°03'33" W 1678.50}

PARKING AREA: 76
STALLS = 33,955 SF

S O U T H P A R K S T R E E T
936.09' {935.5'}

PARK ST. US HWY 151

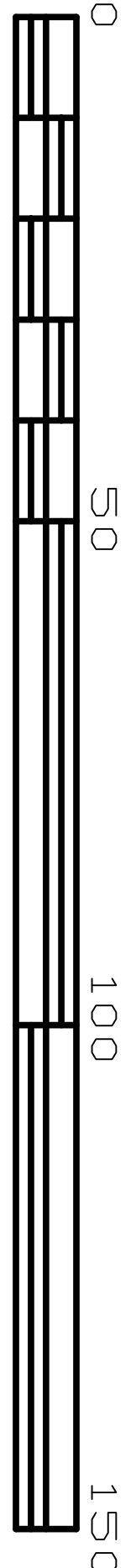
Existing 5' x 5'
Public Fire Hydrant
Easement, Doc.
No. 1751859

MADISON PUBLIC LIBRARY = 12,000 SF

FIRST FLOOR = 17,100 SF

URBAN LEAGUE
1,130 SF

BUILDING PAD AREA =
20,756.63 SF



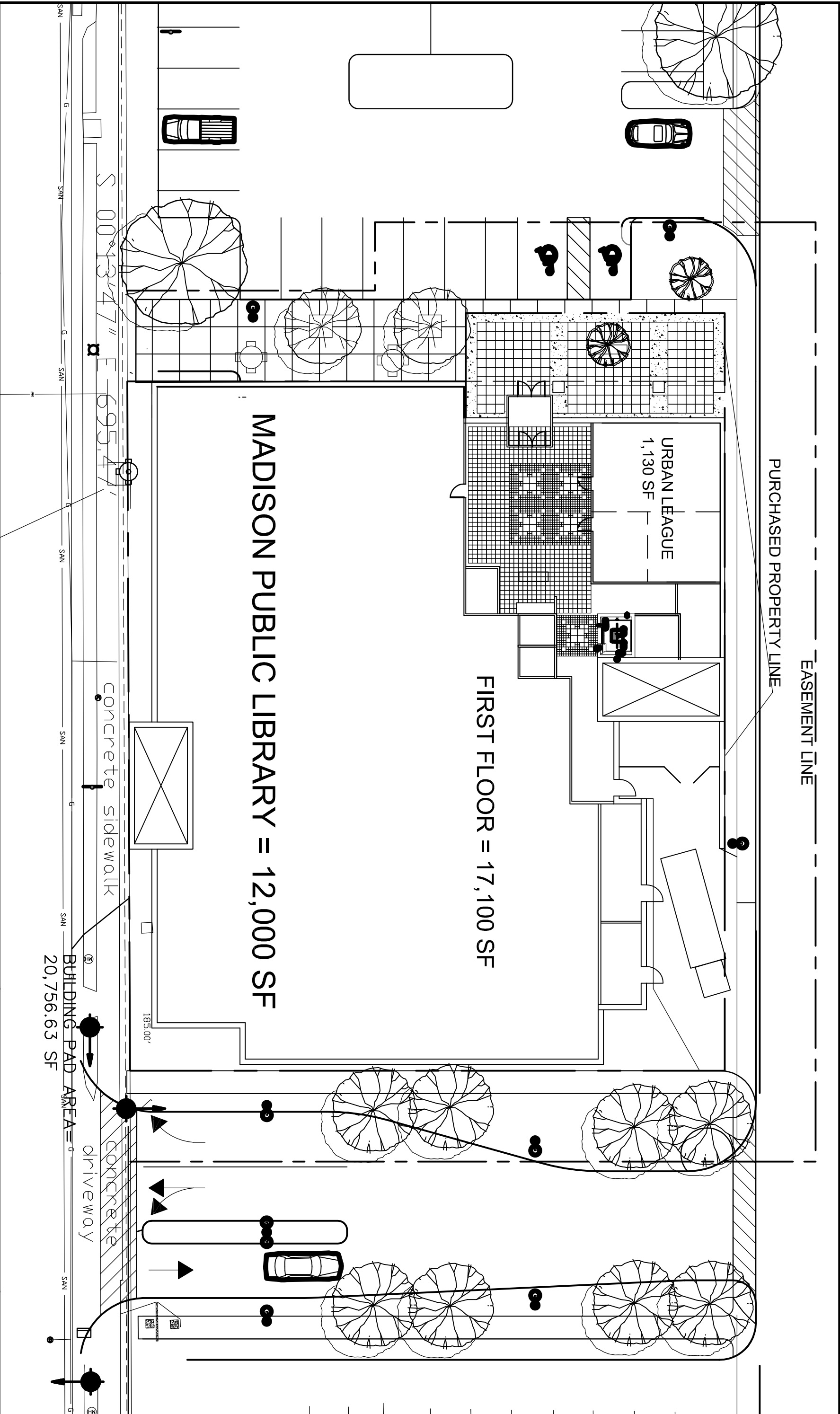
SITE PLAN

Project:
URBAN LEAGUE OF
GREATER MADISON
PARK ST. MADISON, WI

TITLE:

DESIGNED BY:	DATE:
CHECKED BY:	DATE:

C2.1



EASEMENT LINE

PURCHASED PROPERTY LINE

URBAN LEAGUE
1,130 SF

FIRST FLOOR = 17,100 SF

MADISON PUBLIC LIBRARY = 12,000 SF

BUILDING PAD AREA =
20,756.63 SF

concrete sidewalk

concrete driveway



TITLE: SITE - PROPERTY DEFINITION
URBAN LEAGUE PROPERTY
PROJECT: URBAN LEAGUE of GREATER MADISON
VILLAGER MALL LOCATION

C2.1

PROJECT NO: DATE: 4/15/2008 DRAWN BY: CHECKED BY:

Urban League of Greater Madison

7/30/2008



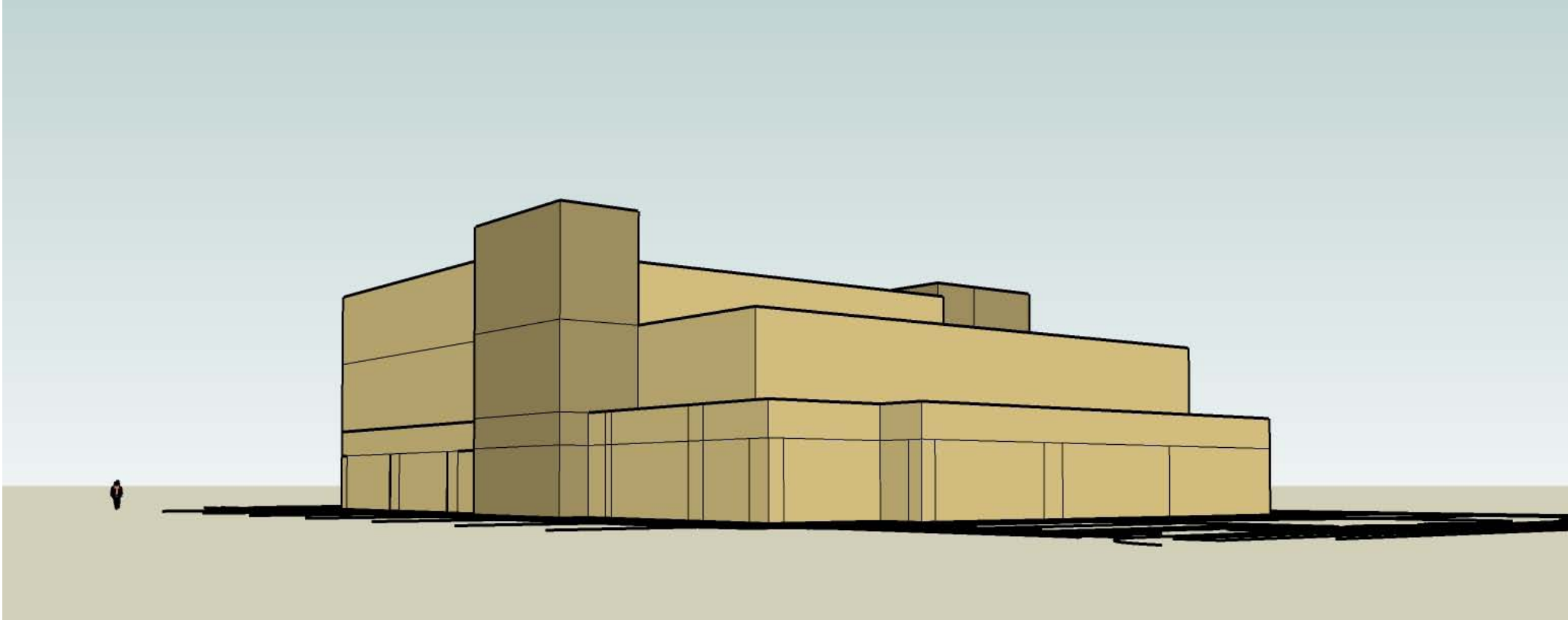
View from Southwest

Urban League of Greater Madison

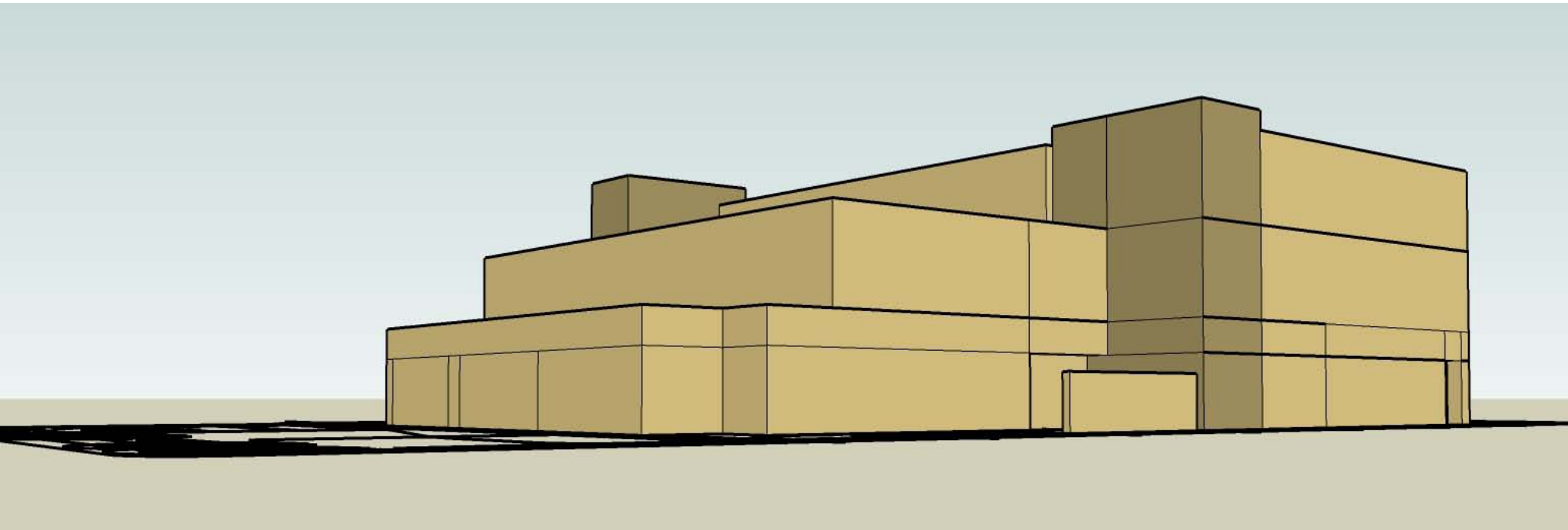


Entry View

Urban League of Greater Madison

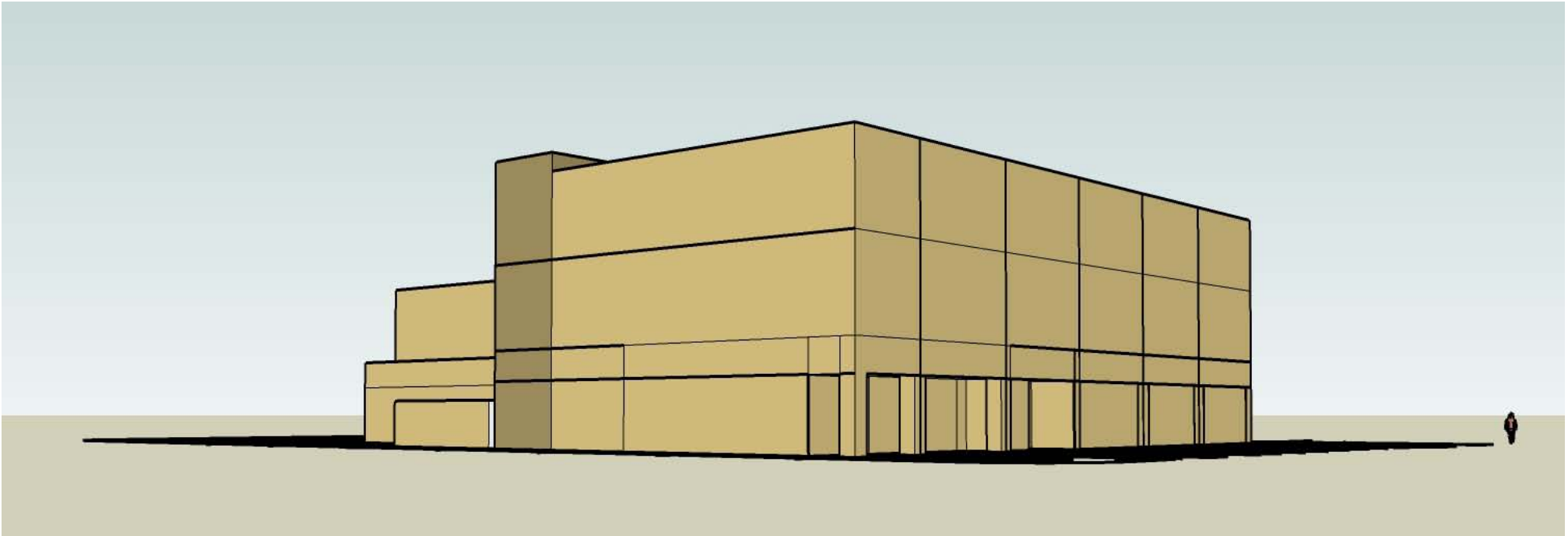


Northeast

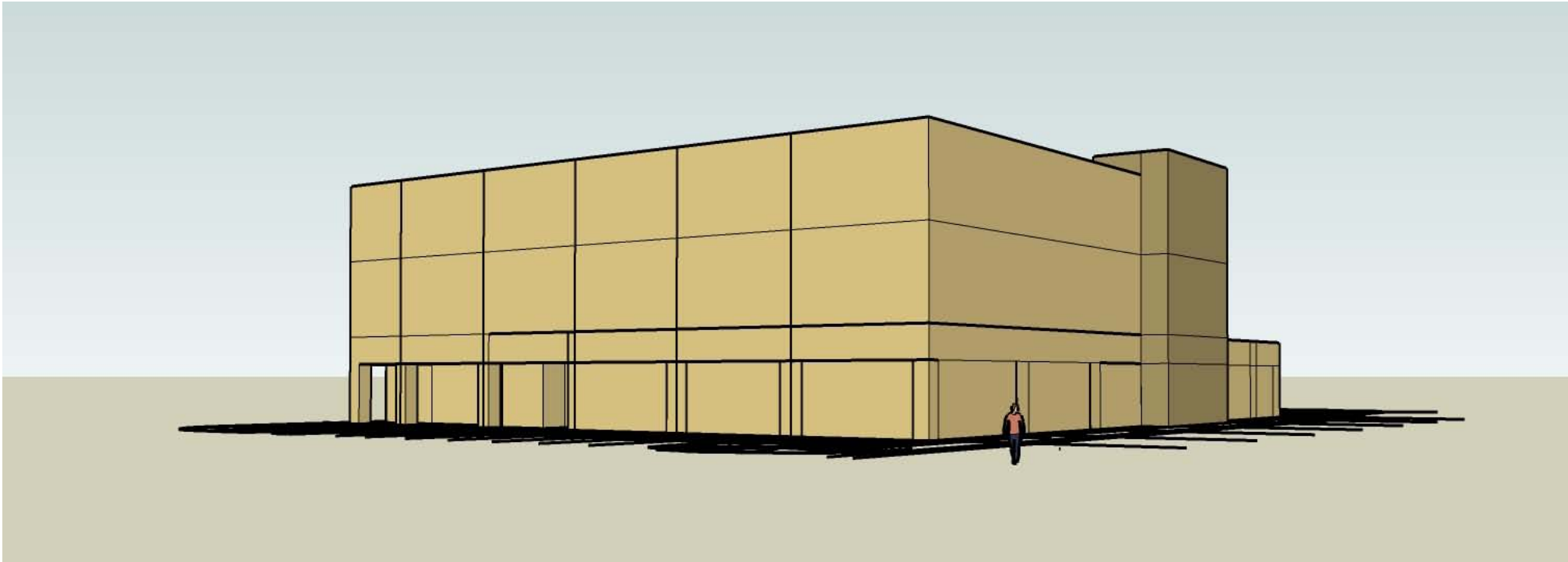


Northwest

Urban League of Greater Madison



Southwest



Southeast