



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.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.
 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 'Bradley Koning'. The signature is written in a cursive, flowing style.

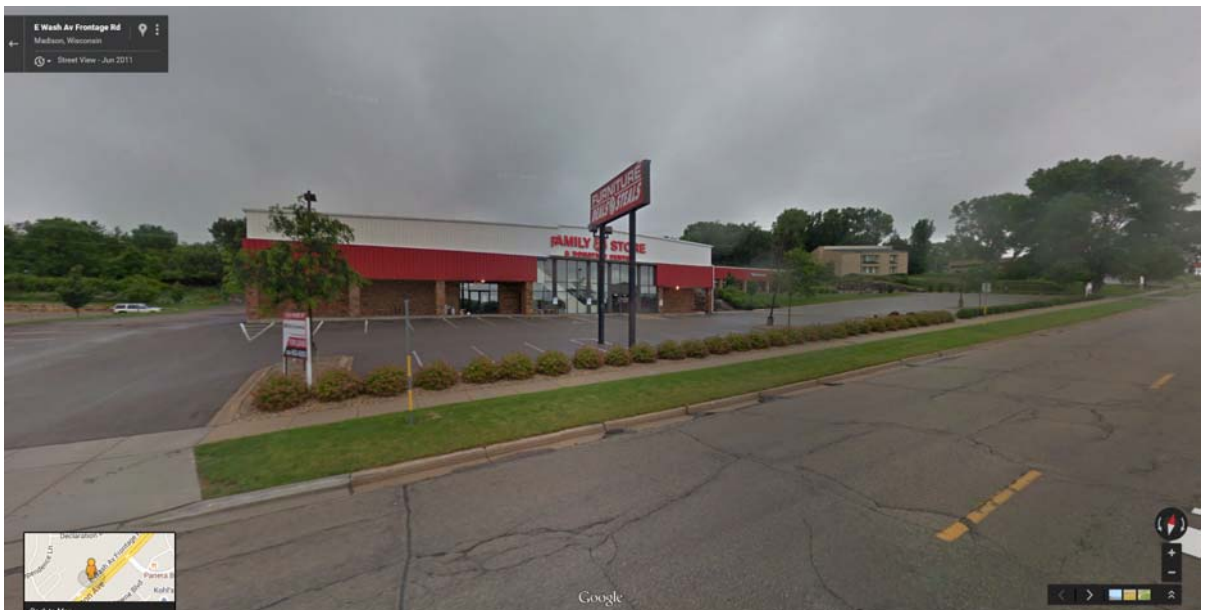
Brad Koning, AIA.
Shulfer Architects, LLC

Attachments:
Article A: Existing Photos

Article A: Existing Photos



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



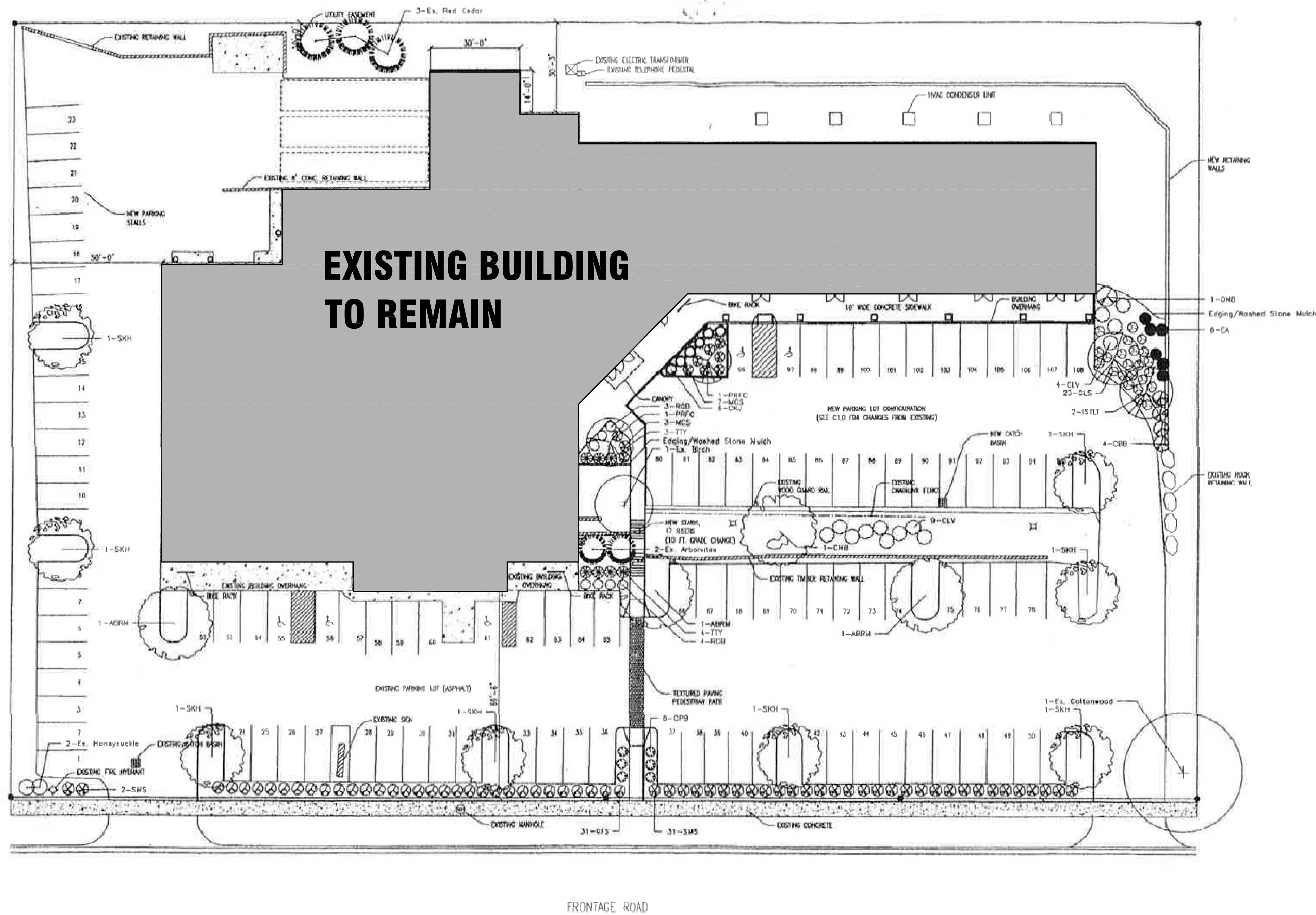
The existing multi-tenant building from the west. There is no current separation for signage between the first floor tenant and the second floor tenant.



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



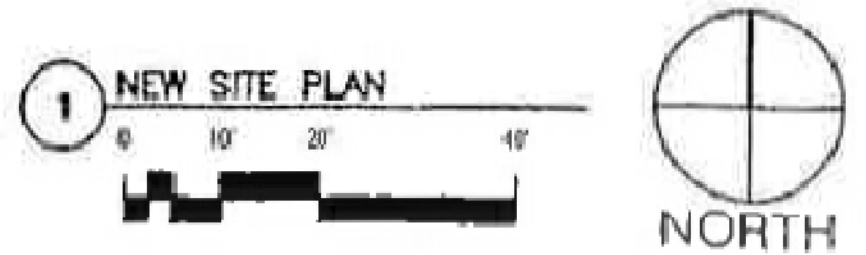
The existing office building to the east.



**EXISTING BUILDING
TO REMAIN**

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 Huckleberry	<i>Celastrus 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	ISILT	Ivory Silk Tree Lilac (H)	<i>Syringa relictata 'Ivory Silk' H</i>	1-3/4'-2" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
7	TTY	Taunton Yew	<i>Taxus x media 'tauntonii'</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	Rose Glow Barbary	<i>Berberis thunbergii 'Rose Glow'</i>	#3 CONT.
10	MCS	Magic Carpet Spiraea	<i>Spiraea japonica 'Magic Carpet'</i>	12"-15"
31	GFS	Goldflame Spiraea	<i>Spiraea japonica 'goldflame'</i>	15"-18"
33	SMS	Snowmound Spiraea	<i>Spiraea nipponica</i>	15"-18"
4	CBB	Compact Burning Bush	<i>Euonymus alatus 'compactus'</i>	18"-24" B&B
6	CPB	Crimson Pygmy Barbary	<i>Berberis thunbergii 'Crimson Pygmy'</i>	#3 CONT.
13	CLV	Chicago Lustre Viturnum	<i>Viturnum dentatum 'Chicago Lustre'</i>	#5 CONT.
1	DNB	Diablo Ninebark	<i>Physocarpus opulifolius 'Diablo'</i>	18"-24"
23	GLS	Grow-Low Sumac	<i>Rhus aromatica 'Grow-low'</i>	#9 CONT.



LANDSCAPE POINTS - MADISON

NO. STALLS	108
NO. CANOPY TREES REQ.	8
NO. LANDSCAPE PTS. REQ.	487
POINTS SUPPLIED	
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 L.F.)	5 48 240
TOTAL PTS. SUPPLIED	974

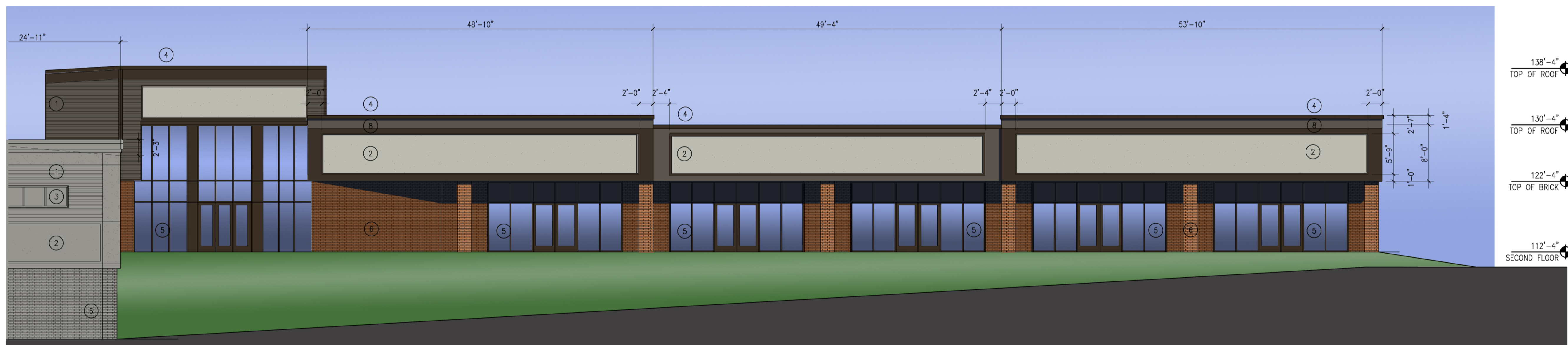
- Notes:
- All planting beds shall be edged with Dimex Black Vinyl Edging.
 - All planting beds shall be mulched with #2 Washed Stone Mulch to 3" depth over a fabric weed barrier.
 - All installed trees and shrubs in lawn areas are to be mulched with a 3' dia shredded bark mulch rings.
 - Proposed trees are to be installed with Ball & Burlap.



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 1/2" 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

1 PARTIAL SOUTH ELEVATION - PROPOSED
1/8"=1'-0"



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

KEYED ELEVATION/DEMOLITION NOTES:

- ① REMOVE EXISTING METAL PANEL SIDING AND TRIM AS REQUIRED.
- ② EXISTING ALUMINUM WINDOW SYSTEM TO REMAIN.
- ③ REMOVE EXISTING MASONRY WALL WHERE SHOWN AND PREP FOR NEW ALUMINUM STOREFRONT.
- ④ EXISTING METAL PANEL TO REMAIN.
- ⑤ EXISTING MASONRY COLUMNS TO REMAIN.

130'-2"
TOP OF ROOF

118'-0"
TOP OF BAND

110'-0"
TOP OF BRICK

100'-0"
FIRST FLOOR



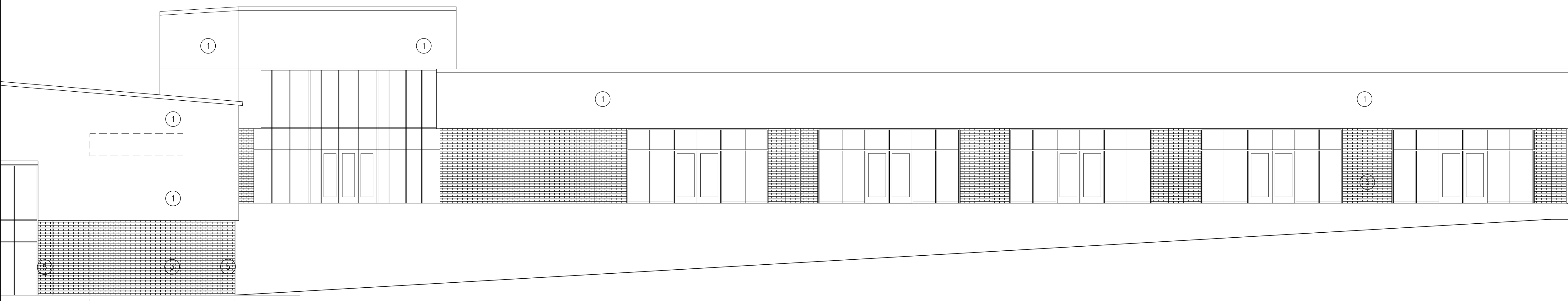
1 PARTIAL SOUTH ELEVATION - EXISTING
1/8"=1'-0"

138'-4"
TOP OF ROOF

130'-4"
TOP OF ROOF

122'-4"
TOP OF BRICK

112'-4"
SECOND FLOOR



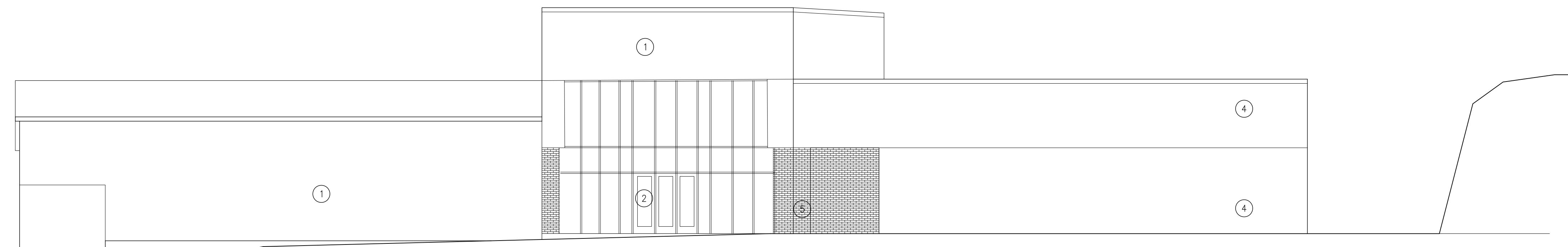
2 PARTIAL SOUTH ELEVATION - EXISTING
1/8"=1'-0"

130'-2"
TOP OF ROOF

118'-0"
TOP OF BAND

110'-0"
TOP OF BRICK

100'-0"
FIRST FLOOR



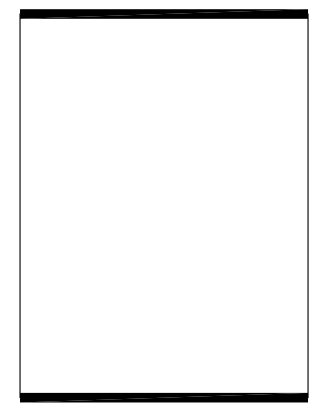
138'-4"
TOP OF ROOF

130'-4"
TOP OF ROOF

122'-4"
TOP OF BRICK

112'-4"
SECOND FLOOR

3 EXISTING EAST ELEVATION
1/8"=1'-0"



SHULFER
ARCHITECTS, LLC

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.

FACADE RENOVATION

4630 EAST WASHINGTON AVE.
MADISON, WISCONSIN

PROJECT DATA:

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

REGULATING MUNICIPALITIES:
TOWN OF MADISON
DANE 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-SPRINK. 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. IT 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 EXISTS 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 AQUISITIONS, LLC.
6430 BRIDGE ROAD, STE. 230
MADISON, WI 53713

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

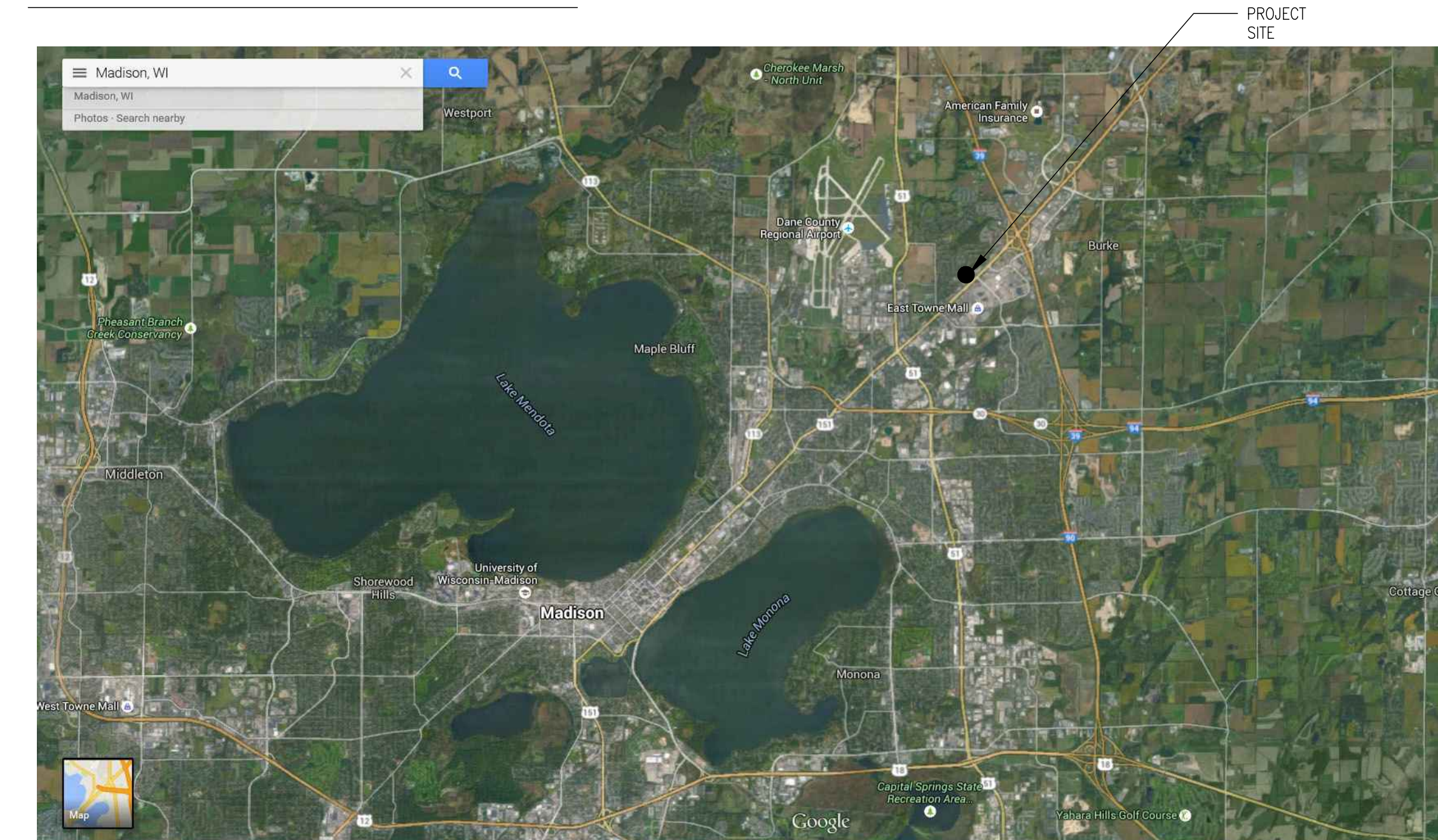
STRUCTURAL ENGINEER:
MP SQUARED
583 D'ONOFRIO DR, STE 201
MADISON, WI 53719

STEVE DORAN
608-237-4000

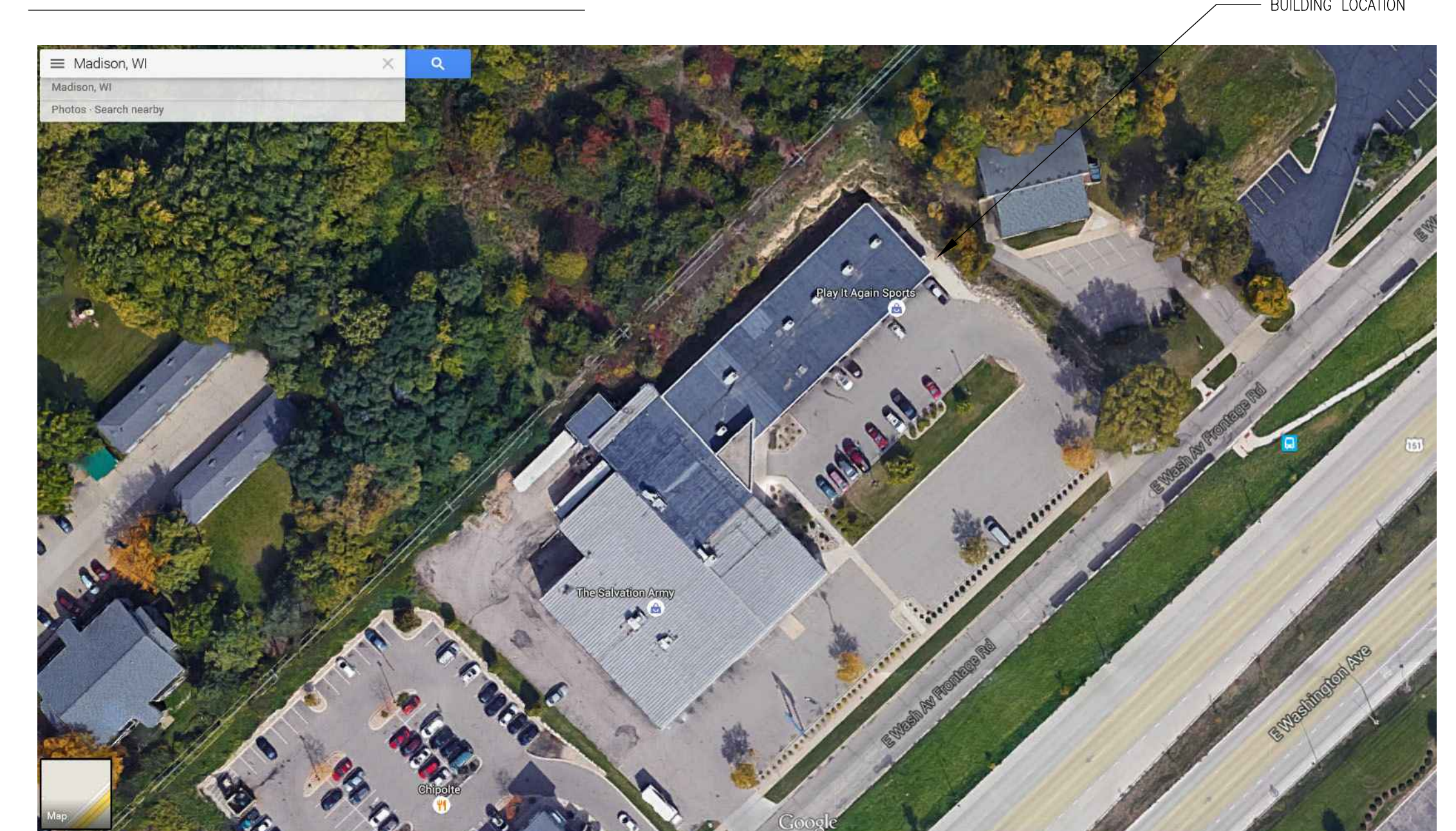
BRAD KONING (ARCHITECT)
608-836-7570

MELISSA PEYTON
608-821-4770

PROJECT LOCATION MAP:



BUILDING LOCATION:



4630 East Washington Ave.
FACADE RENOVATION
4630 E. Washington Ave.
Madison, Wisconsin

COVERSHEET

08.14.15
UDC SUBMITTAL

A0.1