

# URBAN DESIGN COMMISSION APPLICATION

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 6/10/26 5:35 p.m.

Initial Submittal

Paid \_\_\_\_\_

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

### 1. Project Information

Address (list all addresses on the project site): 430 W Gilman St Madison, WI 53703  
Title: Facade Alterations.

### 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested \_\_\_\_\_

- New development
- Alteration to an existing or previously-approved development
- Informational
- Initial Approval
- Final Approval

### 3. Project Type

- Project in an Urban Design District
- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

#### Signage

- Comprehensive Design Review (CDR)
- Modifications of Height, Area, and Setback
- Sign Exceptions as noted in Sec. 31.043(3), MGO

#### Other

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

### 4. Applicant, Agent, and Property Owner Information

Applicant name Nikki Yuan  
 Street address 430 W Gilman St  
 Telephone 608 338 4888  
 Project contact person Nikki Yuan  
 Street address 430 W Gilman St  
 Telephone 608 338 4888  
 Property owner (if not applicant) Wen Hua Chen  
 Street address 5 Holt Pl  
 Telephone 608 886 6968

Company Haven  
 City/State/Zip Madison, WI 53703  
 Email zyuan0406@gmail.com  
 Company Haven  
 City/State/Zip Madison, WI 53703  
 Email zyuan0406@gmail.com  
 City/State/Zip Madison, WI 53719  
 Email madisonwenchen@gmail.com

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

## Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)*

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), plus:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

## 4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to [UDCapplications@cityofmadison.com](mailto:UDCapplications@cityofmadison.com). The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica L Vaughn on 6/4/25.
2. 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 Nikki Yuan Relationship to property Business Owner

Authorizing signature of property owner [Signature] Date 5/20/26

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Dear members of the urban design commission,

Subject: Letter of Intent for Facade Alternation Change at 430 W Gilman St Madison, WI 53703

About Us:

Haven is a newly opened restaurant dedicated to providing a warm and welcoming space for our community. Our goal is to create a place where people can gather, enjoy quality food, and feel at home.

The purpose of the proposed exterior improvements is to enhance the appearance, visibility and customer experience of the establishment while maintaining compliance with all local building codes and property regulations.

The planned modifications include:

Repainting and refinishing the bottom concrete part of the exterior wall, not including the masonry. We will removed all the wall papers and apply primer and paint to finish.

All the primer and paint will be purchased from Hallman Lindsey quality paint. The paint will be weatherguard with satin finish, which will make it easier to clean incase grafittis happens.

Thank you for your consideration and look forward to completing the improvement to better serve the community and enhance the property's appearance.

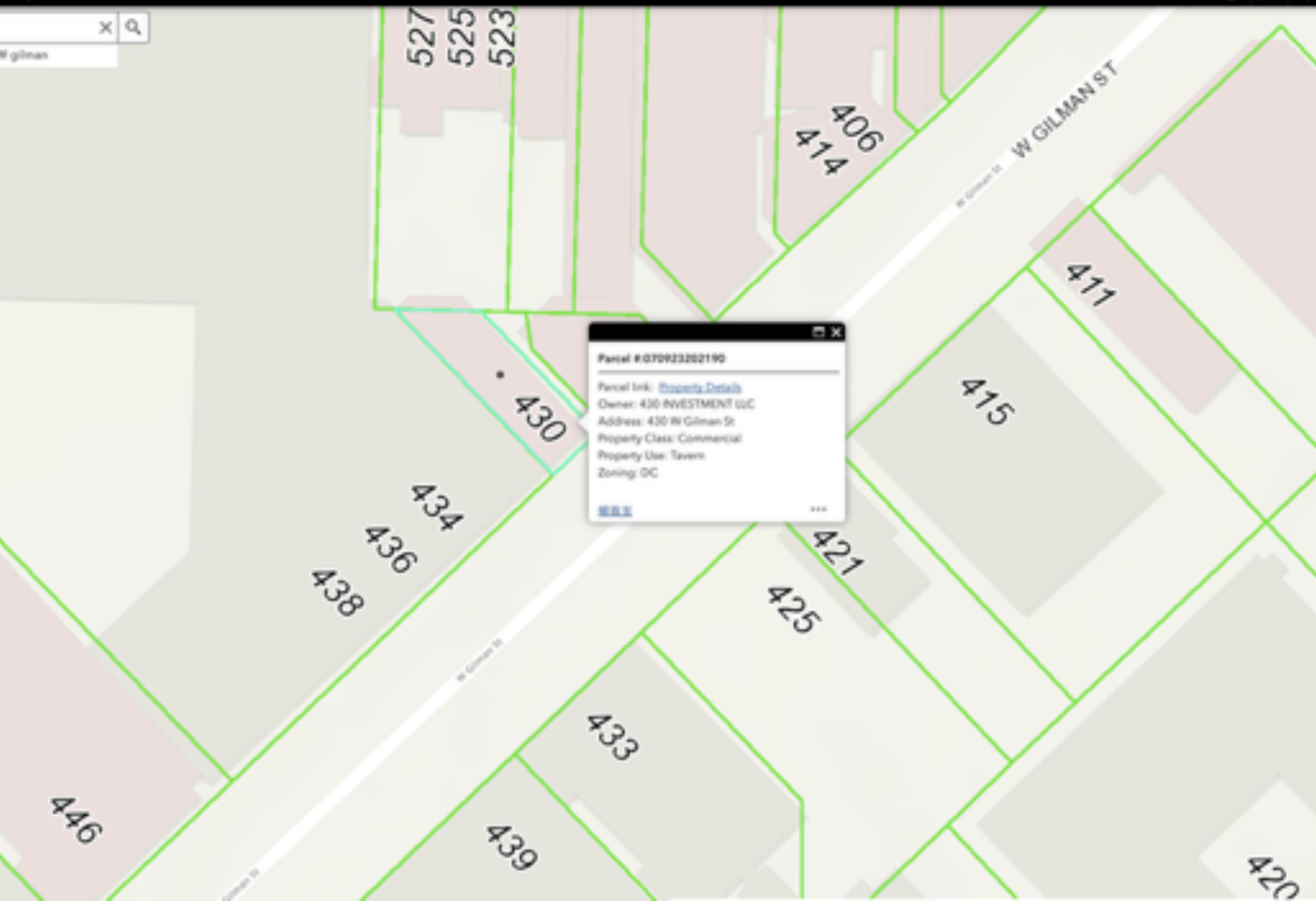
Please feel free to contact if additional information is required.

Sincerely,

Ze Yun Yuan, Owner  
Woodhouse Kitchen LLC DBA Haven  
430 W Gilman Street Madison, WI 53703  
Phone: (608)338-4888  
Email: zyuan0406@gmail.com

x

W Gilman





Context photo



Context photo



Context photo



# GRIPCRETE

## MASONRY & PLASTER PRIMER

### 166

PREMIUM SERIES  
INTERIOR/EXTERIOR  
FLAT  
166  
MASONRY/PLASTER PRIMER

MASONRY & PLASTER PRIMER is specifically formulated to prime and seal masonry surfaces against alkali and efflorescence. Use on above-grade masonry and plaster surfaces to protect subsequent finishes from breakdown and burn-through caused by elevated pH levels. Minimize downtime and trade disruption by coating fresh masonry and plaster in as little as seven days.

MASONRY & PLASTER PRIMER is the ideal primer for interior and exterior smooth masonry surfaces. Protecting from alkali and efflorescence make it ideal for tilt-up and poured concreted, block, brick, stucco, EIFS, and plank siding. Tolerating pH levels of 7-13, allows for worry-free application to new, "hot" interior plaster.

#### COMPLIANCE & CERTIFICATION

Gloss Level	1
VOC Content	<50 g/L 0.41 lb./Gal

#### RECOMMENDED USAGE

- For Interior and Exterior Use
- Fresh Masonry and Plaster

#### PERFORMANCE & FEATURES

- High-Performance Primer/Sealer
- Alkali-Resistant Coating
- Efflorescence Blocking Technology
- Excellent Adhesion to Masonry

#### BENEFITS

**Faster Finishing Timelines:** Tolerating pH levels as high as 13 reduces downtime waiting for plaster and masonry surfaces to completely neutralize.

**Lasting Protection:** Extend a coatings lifecycle with this high-performance primer that protects finish coats from alkali-induced deterioration while blocking unsightly efflorescence.

**Superior Adhesion:** The acrylic resin forms a strong bond to interior and exterior masonry surfaces that can be finished with architectural and high-performance finishes.

#### PRODUCT SPECIFICATIONS

**Vehicle Type:** Acrylic

**Color Tinting:** White

**Gloss:** Flat

3-6 units @ 60°

**Solid Content:** Weight: 50% ± 2

Volume: 36% ± 2

**Drying Time:** (75° F. & 50% R.H.)

To touch: 2 Hours

To recoat: Overnight

*Extended drying time may be expected when conditions such as high humidity, high dew point, low temperature, etc. are present. Allow product to dry thoroughly before top coating*

#### **Theoretical Coverage:**

Apply at 200 sq. ft./gal. to achieve  
8.0 mils Wet Film Thickness  
2.9 mils Dry Film Thickness

*When calculating working coverage, allow for application losses, texture and porosity of surface, application technique, etc.*

#### PRECAUTIONS/LIMITATIONS

- Please refer to Safety Data Sheets.
- Apply only if surface and paint temperatures are above 50° F and will remain so for 48 hours. Dew point must not be within 5° of the temperature until film is dry.
- Must be topcoated within 14 days.



# GRIPCRETE

## MASONRY & PLASTER PRIMER

### 166

PREMIUM SERIES  
INTERIOR/EXTERIOR  
FLAT  
166  
MASONRY/PLASTER PRIMER

### SURFACE PREPARATION

Surfaces must be dry, clean and free of dust, dirt, grease, oil or any other contaminants that may prevent proper adhesion. All loose paint must be removed and glossy surfaces dulled by sanding. Plaster surfaces must be well cured, and porous masonry surfaces should be filled with block filler. Tape joints and nailheads on drywall should be sanded and dusted clean before finishing. Mud on joints and nailheads must be thoroughly cured before finishing to help avoid photographing. Galvanized surfaces shall have all oils removed prior to application of coating.

**Warning!** If you scrape, sand or remove old paint, you may release lead dust. Lead is toxic. Exposure to lead dust can cause serious illness, such as brain damage, especially in children. Pregnant women should also avoid exposure. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the national lead information hotline at 1-800-424-LEAD (5323) or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

### HALLMAN LINDSAY FINISHING RECOMMENDATIONS

#### Interior

**High-Performance Acrylic:** AQUAPOXY1, DURATECH, and MULTI-SURFACE ACRYLIC Series

**Designer Finish:** PURE and LUSTRE Series

**Premium Finish:** EARTHSCAPES and WONDERKOTE Series

**Professional Finish:** PRO KOTE and RENEWAL Series

**Builder's Legacy Finishes:** MASTER KOTE, VELVET ARMOR, and Premium Hi-Build Series

#### Exterior

**High-Performance Acrylic:** MULTI-SURFACE ACRYLIC and DURATECH Series

**Designer Finish:** GENERATION Series

**Premium Finish:** WEATHERGUARD Series

**Professional Finish:** DURA KOTE SERIES

### APPLICATION

Mix thoroughly before use. Apply by brush, roller, or airless spray or conventional spray. If sprayed, product should be back-rolled or brushed to properly work into surface. Apply when the ambient, surface, and material temperatures 50° F or higher. DO NOT APPLY IN DIRECT SUNLIGHT. Thinning is not recommended. All products are formulated ready for application. If needed, thin sparingly and do not exceed 2oz per gallon. Clean all applicators with water immediately after use.

### EQUIPMENT REQUIREMENTS

**Airless:** Minimum 1.0 GPM, 3000 PSI, .019-.021" Tip

**HVLP:** Twin-stage turbine, 5 – 8 PSI, .051 to .070 projector set

**Roller:** ½" - 1" nap synthetic cover, depending on surface

**Brush:** 100% Nylon or Synthetic Blend



# WEATHERGUARD

## SATIN EXTERIOR 100% ACRYLIC FINISH

### 172

PREMIUM SERIES  
EXTERIOR  
SATIN  
172  
WEATHERGUARD

Since 1956 Wisconsin has known and trusted WEATHERGUARD to protect the exteriors of homes and businesses. Combining our classic 100% acrylic formula and thixotropic technology, the outstanding brushability and film build of WEATHERGUARD has been the favorite of painters for decades. This product is best used on most exterior surfaces such as primed metal, wood, masonry, aluminum siding, and cement board. WEATHERGUARD is designed for the exterior of your home, office, and commercial new construction or repainting projects.

#### COMPLIANCE & CERTIFICATION

Gloss Level	4
VOC Content	56 g/L 0.47 lb./Gal

#### RECOMMENDED USAGE

- For Exterior Use
- Primed Metal, Wood, Masonry, Aluminum, and Cementitious Siding

#### PERFORMANCE & FEATURES

- Thixotropic Technology
- Cold Temperature Application
- High-Hiding
- Resistant to Dirt Pick-Up

#### BENEFITS

**Thixotropic Technology:** Thixotropic technology provides paint with a thick, hearty feel yet still glides off the brush. The "drip-less" advantage helps to cut back on drips and runs in your finish.

**Outstanding Hide and Durability:** The 100% acrylic formula provides outstanding hide and durability for years to come.

**Cold Temperature Application:** Formulated in Wisconsin for Wisconsin so cooler temperatures will not slow you down. Low-temperature rated for application down to 35 degrees.

#### PRODUCT SPECIFICATIONS

**Vehicle Type:** 100% Acrylic

**Color Tinting:** White, Tint Bases, and Standard Colors

**Gloss:** Satin

30-40 units @ 60°

**Solid Content:** Weight: 53% ± 2

Volume: 39% ± 2

**Drying Time:** (75° F. & 50% R.H.)

To touch: 2 Hours

To recoat: 4 Hours

*Extended drying time may be expected when conditions such as high humidity, high dew point, low temperature, etc. are present. Allow product to dry thoroughly before top coating*

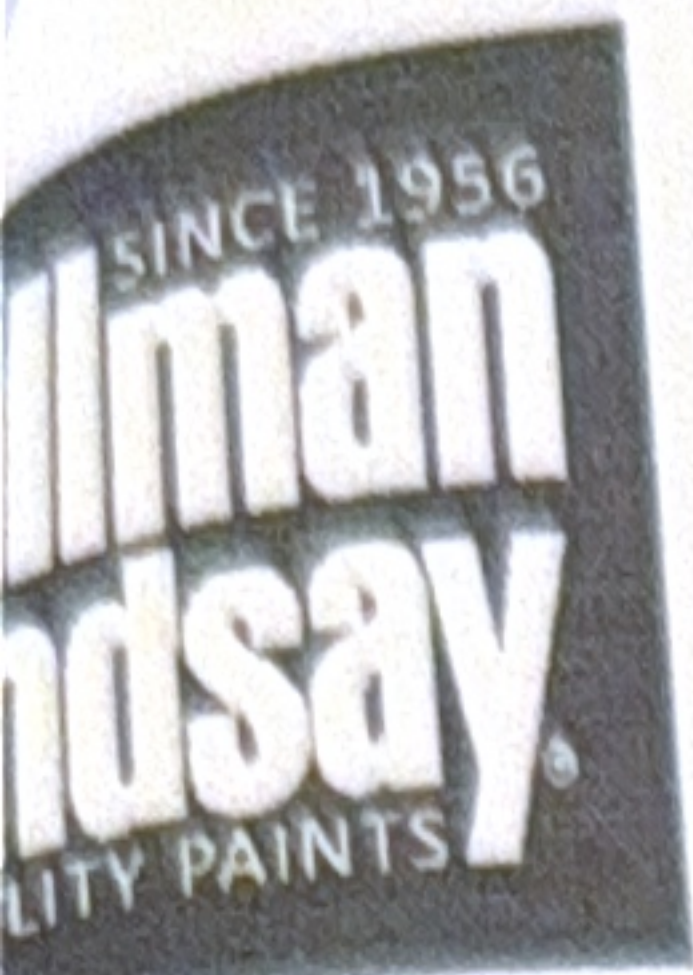
#### Theoretical Coverage:

Apply at 400 sq. ft./gal. to achieve  
4.0 mils Wet Film Thickness  
1.4 mils Dry Film Thickness

*When calculating working coverage, allow for application losses, texture and porosity of surface, application technique, etc.*

#### PRECAUTIONS/LIMITATIONS

- Please refer to Safety Data Sheets.
- Apply only if surface and paint temperatures are above 35° F and will remain so for 48 hours. Dew point must not be within 5° of the temperature until film is dry. Large spans of metal should be painted when air, surface and material temperatures are 50° F or higher.



# WEATHERGUARD

## SATIN EXTERIOR 100% ACRYLIC FINISH

### 172

PREMIUM SERIES  
EXTERIOR  
SATIN  
172  
WEATHERGUARD

### SURFACE PREPARATION

Surfaces must be dry, clean and free of dirt, oil, grease, wax, dust, chalk, rust or any other contaminants that may prevent proper adhesion. Remove all loose, scaling or peeling paint by power washing, scraping and/or wire brushing. Glossy surfaces must be dulled by sanding. Patch all holes and cracks with appropriate patching compound and sand smooth. Galvanized surfaces shall have all oils removed prior to application of coating. Cement, concrete and masonry surfaces must be cured. Remove all form release and curing agents. If the pH is higher than 8, prime with 166. See PRIMING RECOMMENDATIONS for additional information.

**Warning!** If you scrape, sand or remove old paint, you may release lead dust. Lead is toxic. Exposure to lead dust can cause serious illness, such as brain damage, especially in children. Pregnant women should also avoid exposure. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the national lead information hotline at 1-800-424-LEAD (5323) or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

### HALLMAN LINDSAY PRIMING RECOMMENDATIONS

**Aluminum Siding:** Self Priming.

**Galvanized Metal:** METALGUARD DTM Acrylic Primer/Finish, 338.

**Steel:** METALGUARD QD Rust-Inhibitive Primer, 330.

**CMU, Concrete Block and Split Face:** Appropriate GRIPCRETE Block Filler or Surfacers.

**Masonry/Stucco:** Self Priming or GRIPCRETE Masonry/Plaster Primer, 166.

**Wood Surfaces:** PRIME KOTE, 111 for Cedar and Redwood. All other species PRIME GUARD, 112.

### APPLICATION

Mix thoroughly before use. Apply by brush, roller, or airless spray or conventional spray. Flow and leveling is best achieved by applying a full, uniform coating and working to a wet edge using overlapping strokes. Do not brush or roll excessively. Surfaces should be dry prior to paint application. All products are formulated ready for application. If needed, thin sparingly and do not exceed 2oz per gallon. Clean all applicators with water immediately after use. Apply only if surface and paint temperatures are above 35° F and will remain so for 48 hours. Dew point must not be within 5° of the temperature until film is dry. Large spans of metal should be painted when air, surface and material temperatures are 50° F or higher.

### EQUIPMENT REQUIREMENTS

**Airless:** Minimum .70 GPM, 2500 PSI, .017-.020" Tip

**HVLP:** Not Recommended

**Roller:** 1/2" - 1" nap synthetic cover

**Brush:** 100% Nylon or Synthetic Blend

Wooden Nutmeg  
H0139

Paint color

**hallman  
lindsay**  
QUALITY PAINTS

100% Acrylic | Low Temp Cure | High-Hide  
Long-Lasting Color and Gloss Retention

PREMIUM  
**WEATHERGUARD**

EXTERIOR

MADE FOR YOU IN WISCONSIN SINCE 1956

LO-SHEEN  
**174**

Paint

**WEATHERGUARD**

Factory  
Direct

**\$76<sup>99</sup>**

Friends & Family

**\$59<sup>99</sup>**

GALLON **174**

**hallman  
lindsay**  
QUALITY PAINTS

PREMIUM  
**GRIPCRETE**

MASONRY & PLASTER PRIMER

INTERIOR/EXTERIOR

MADE FOR YOU IN WISCONSIN SINCE 1956

PRIMER  
**166**

WHITE

124 FL OZ  
3.67 L

- Glues do
- Seals crack
- checked s
- Binds chal
- Provides a

Primer

family

49

**GRIPCRETE**

PREMIUM INT/EXT MASONRY & PLASTER PRIMER GALLON 166

Factory  
Direct

**\$81<sup>99</sup>**

Friends & Family

**\$55<sup>99</sup>**

**hallman  
lindsay**  
QUALITY PAINTS

**PEEL**  
Clear B



Existing elevation



Proposed elevation