

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

14907

DATE SUBMITTED: <u>08.26.09</u>	Action Requested
UDC MEETING DATE: <u>09.02.09</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: 400 BLOCK STATE STREET

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) CITY OF MADISON ARCHITECT/DESIGNER/OR AGENT: KEN SAIKI DESIGN, INC.

CONTACT PERSON: MIKE STURM
Address: 303 S. PATTERSON SUITE 1
MADISON WI 53703
Phone: 608.251.3600
Fax: 608.251.2330
E-mail address: msturm@ksd-la.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.



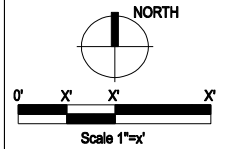
Consultants

MSA
PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL
1230 South Boulevard, Baraboo, WI 53913
608-356-2771 1-800-362-4505
Web Address: www.msa-ps.com
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MSA# 4474001

Elizabeth Link Peace Park Redevelopment
229 W. Gilman Street, Madison, WI



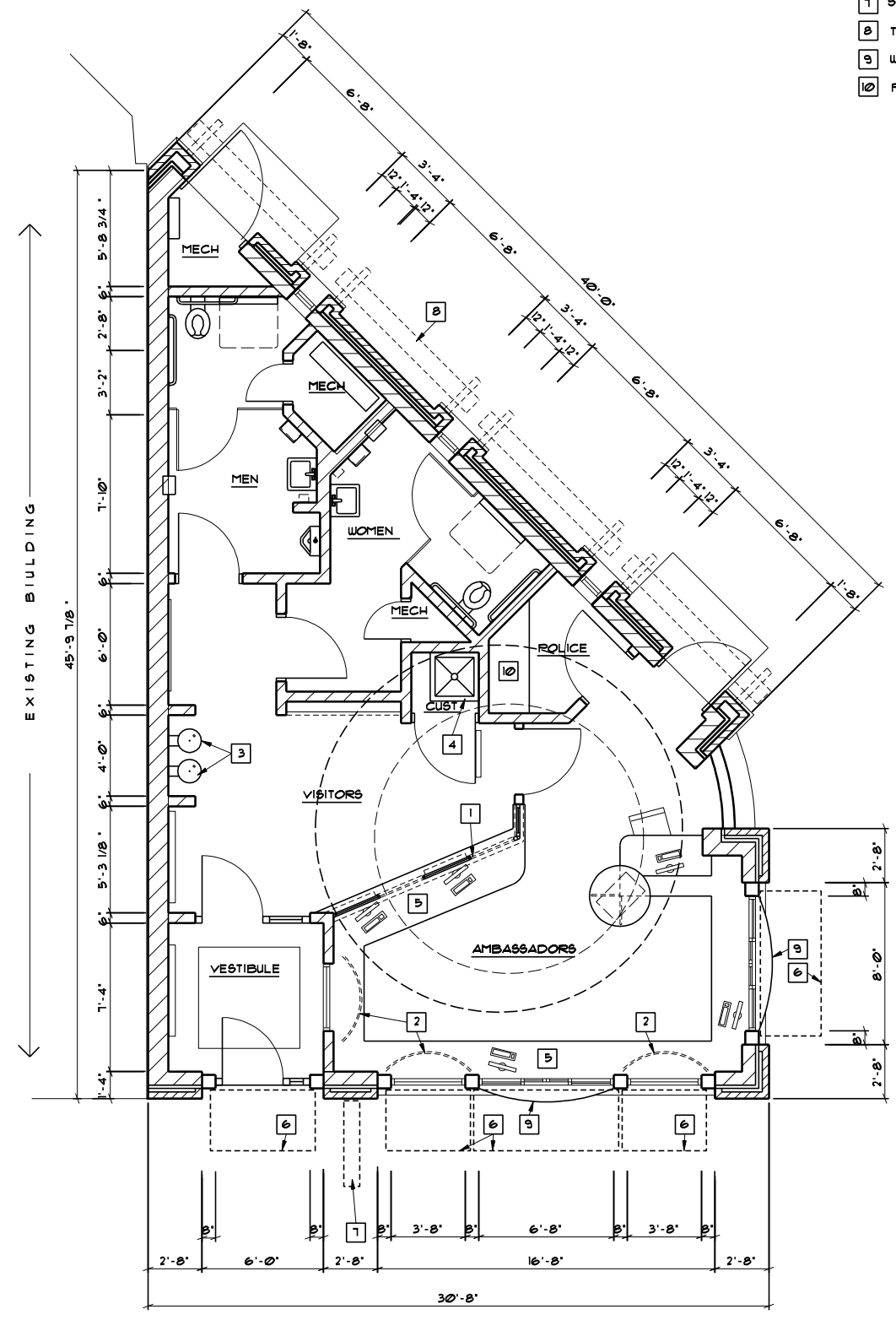
Issuance/Revision	Date

Project No. 6340
 Drawn By ABL
 Checked By ECA
 Date 06-24-09

Sheet Title
FLOOR PLAN

Sheet No.
A100

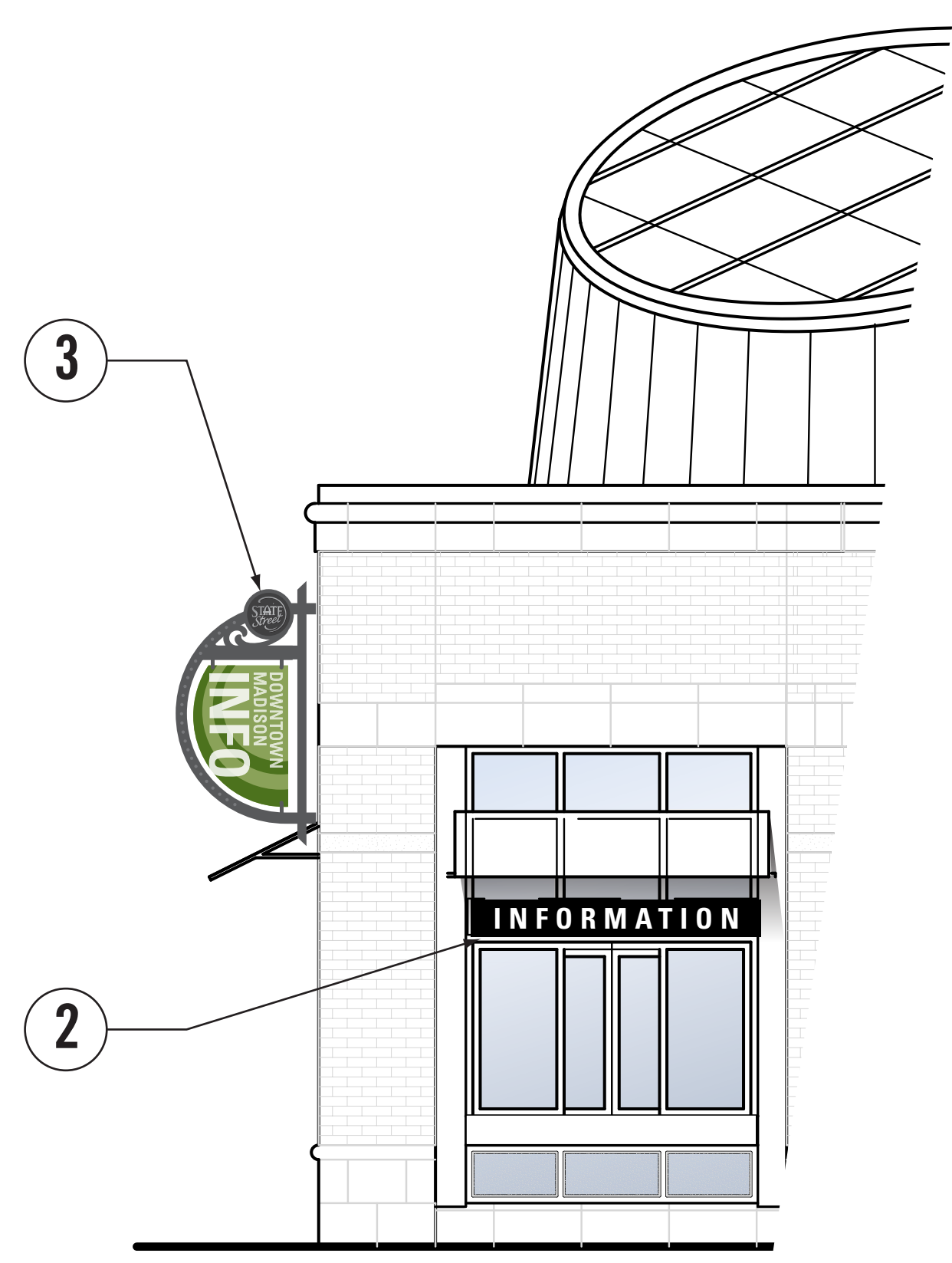
- BOX NOTES**
- 1 GLASS SERVICE WINDOW TO 1'-0" AFF. OPEN ABOVE
 - 2 DISPLAY AREA BY OWNER
 - 3 HI-LOW DRINKING FOUNTAIN - SEE PLUMBING
 - 4 MOP BASKIN - SEE PLUMBING
 - 5 SERVICE COUNTER AT 36" AFF
 - 6 AWNINGS ABOVE
 - 7 SIGNAGE ABOVE
 - 8 TRELLIS ABOVE
 - 9 WALK-UP SERVICE WINDOW
 - 10 POLICE WORK COUNTER AT 36" OC (TBD)



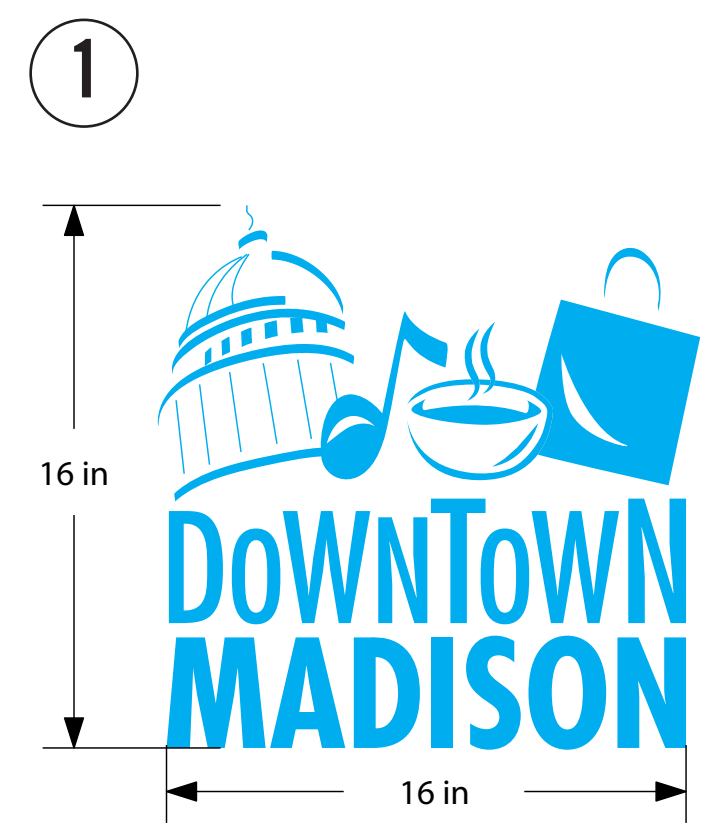
FLOOR PLAN
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)



South Elevation



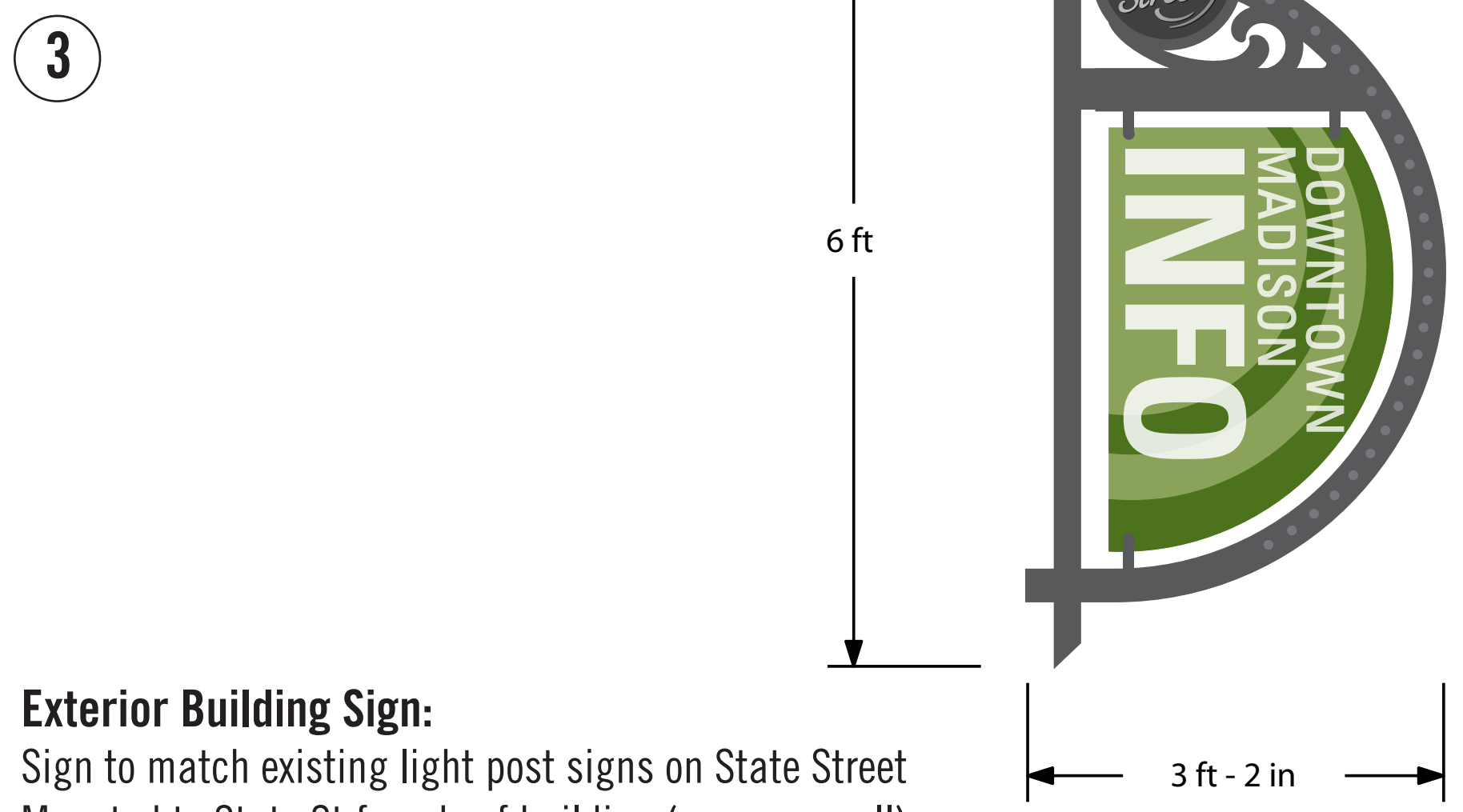
East Elevation



Window Vinyl Graphics:
 Located on glass windows facing State Street
 3M 7725-10 White translucent vinyl graphics- applied to glass
 Logo dimensions are: 16"wide x 16" high



Information Lettering:
 Curved metal panel on building facade over service windows.
 Exterior light fixture located behind panel.
 Black panel finish (To match State Street Fixtures)
 White acrylic push through letters set into metal panel.
 Panel dimension (approximate): 6'-6" wide x 10" high
 Letters approximately 7" high
 Font Type: Univers Bold Condensed (To match State Street Banners)



Exterior Building Sign:
 Sign to match existing light post signs on State Street
 Mounted to State St facade of building (masonry wall)
 Overall Dimensions (approximate): 38" wide x 72" high
 Framing/Bracket: Please refer to existing pedestrian banner bracket detail provided
 Graphic Panel: Digital print graphics to 3mm Dibond/holes drilled for mounting to frame

Issuance/Revision	Date
rev: GCS	08-25-09

Project No.	6340
Drawn By	XX
Checked By	XX
Date	07-15-09
Sheet Title	

EXTERIOR SIGNAGE
 CONCEPTS



LOGO:
Lisa Link Peace Park graphic identity

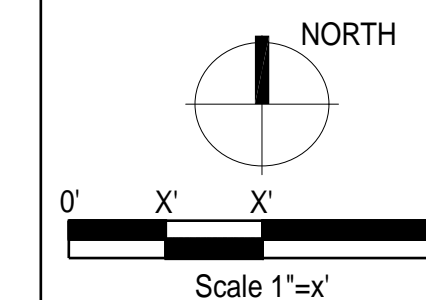


Exterior Banner Graphics:
4 quantity graphic banners facing the park
Digital printed graphics to 10' tall x 4' wide aluminum panel (Dibond or vender recommended aluminum panel to withstand elements)
Panels mount to building facade (masonry wall) and extend higher than the facade

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229 W. Gilman Street, Madison, WI

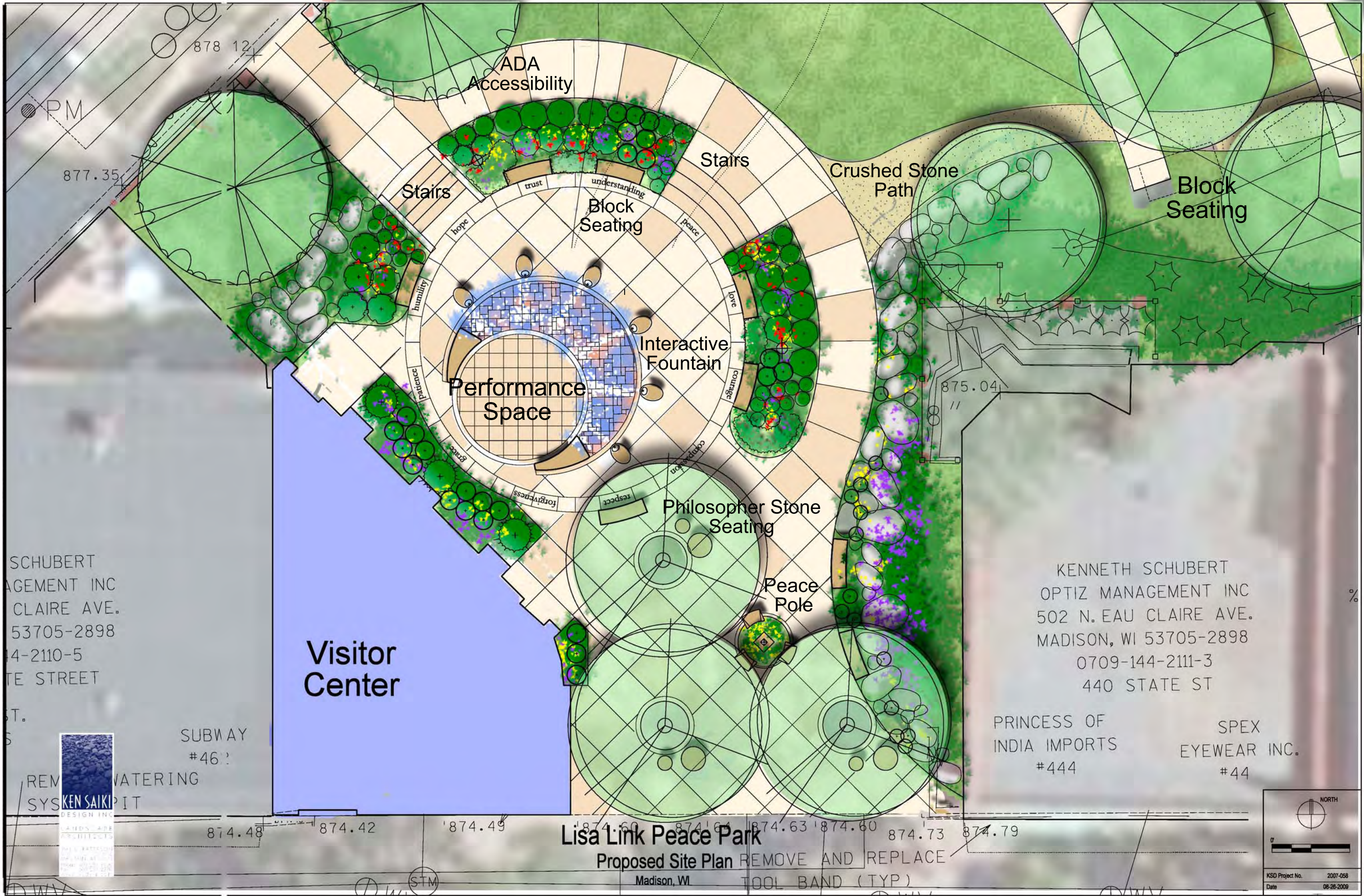


Issuance/Revision	Date
GCS	08-04-09
GCS	08-25-09

Project No.	6340
Drawn By	XX
Checked By	XX
Date	07-15-09

Sheet Title
LOGO &
BANNER CONCEPTS

Sheet No.
S100



SCHUBERT
 OPTIZ MANAGEMENT INC
 502 N. EAU CLAIRE AVE.
 MADISON, WI 53705-2898
 608-241-2110-5
 STATE STREET

KENNETH SCHUBERT
 OPTIZ MANAGEMENT INC
 502 N. EAU CLAIRE AVE.
 MADISON, WI 53705-2898
 608-241-2111-3
 440 STATE ST

PRINCESS OF
 INDIA IMPORTS
 #444

SPEX
 EYEWEAR INC.
 #44

Visitor
 Center

Lisa Link Peace Park
 Proposed Site Plan
 Madison, WI



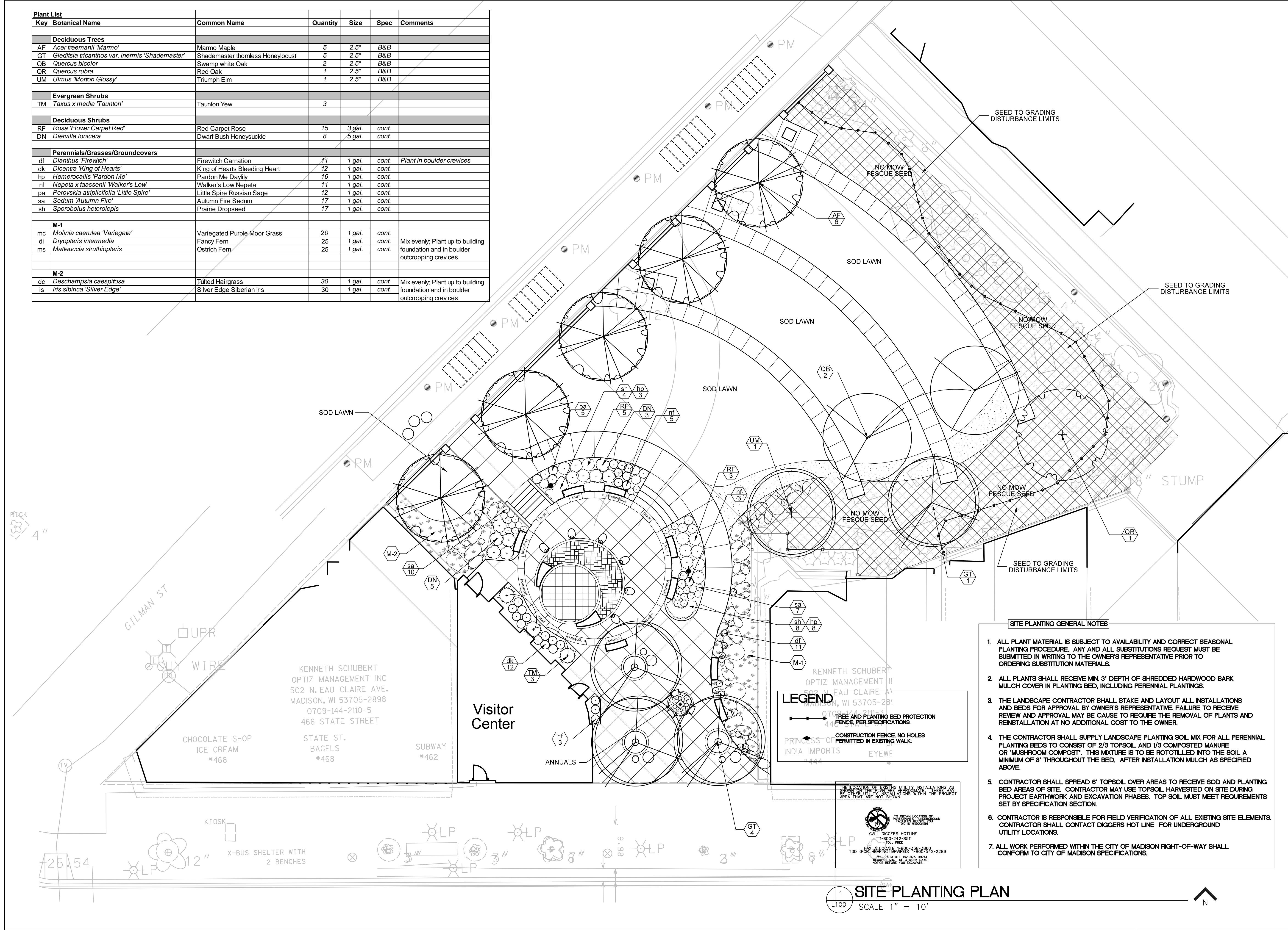
NORTH

KSD Project No. 2007-058
 Date 08-28-2009

SUBWAY
 #46

REMOVE AND REPLACE
 TOOL BAND (TYP)

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
AF	<i>Acer freemanii</i> 'Marmo'	Marmo Maple	5	2.5"	B&B	
GT	<i>Gleditsia tricanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster thornless Honeylocust	5	2.5"	B&B	
QB	<i>Quercus bicolor</i>	Swamp white Oak	2	2.5"	B&B	
QR	<i>Quercus rubra</i>	Red Oak	1	2.5"	B&B	
UM	<i>Ulmus</i> 'Morton Glossy'	Triumph Elm	1	2.5"	B&B	
Evergreen Shrubs						
TM	<i>Taxus x media</i> 'Taunton'	Taunton Yew	3			
Deciduous Shrubs						
RF	<i>Rosa</i> 'Flower Carpet Red'	Red Carpet Rose	15	3 gal.	cont.	
DN	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	8	5 gal.	cont.	
Perennials/Grasses/Groundcovers						
df	<i>Dianthus</i> 'Firewitch'	Firewitch Carnation	11	1 gal.	cont.	Plant in boulder crevices
dk	<i>Dicentra</i> 'King of Hearts'	King of Hearts Bleeding Heart	12	1 gal.	cont.	
hp	<i>Hemerocallis</i> 'Pardon Me'	Pardon Me Daylily	16	1 gal.	cont.	
nf	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Nepeta	11	1 gal.	cont.	
pa	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	12	1 gal.	cont.	
sa	<i>Sedum</i> 'Autumn Fire'	Autumn Fire Sedum	17	1 gal.	cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	17	1 gal.	cont.	
M-1						
mc	<i>Molinia caerulea</i> 'Variegata'	Variegated Purple Moor Grass	20	1 gal.	cont.	
di	<i>Dryopteris intermedia</i>	Fancy Fern	25	1 gal.	cont.	Mix evenly; Plant up to building foundation and in boulder outcropping crevices
ms	<i>Matteuccia struthiopteris</i>	Ostrich Fern	25	1 gal.	cont.	
M-2						
dc	<i>Deschampsia caespitosa</i>	Tufted Hairgrass	30	1 gal.	cont.	Mix evenly; Plant up to building foundation and in boulder outcropping crevices
is	<i>Iris sibirica</i> 'Silver Edge'	Silver Edge Siberian Iris	30	1 gal.	cont.	

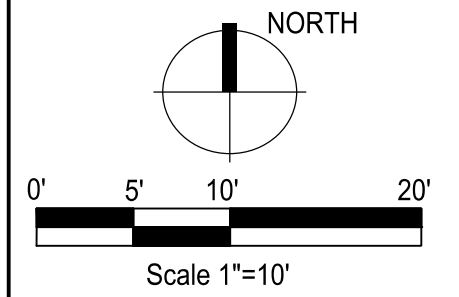


- SITE PLANTING GENERAL NOTES**
- ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND CORRECT SEASONAL PLANTING PROCEDURE. ANY AND ALL SUBSTITUTIONS REQUEST MUST BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING SUBSTITUTION MATERIALS.
 - ALL PLANTS SHALL RECEIVE MIN. 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH COVER IN PLANTING BED, INCLUDING PERENNIAL PLANTINGS.
 - THE LANDSCAPE CONTRACTOR SHALL STAKE AND LAYOUT ALL INSTALLATIONS AND BEDS FOR APPROVAL BY OWNER'S REPRESENTATIVE. FAILURE TO RECEIVE REVIEW AND APPROVAL MAY BE CAUSE TO REQUIRE THE REMOVAL OF PLANTS AND REINSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL SUPPLY LANDSCAPE PLANTING SOIL MIX FOR ALL PERENNIAL PLANTING BEDS TO CONSIST OF 2/3 TOPSOIL AND 1/3 COMPOSTED MANURE OR "MUSHROOM COMPOST". THIS MIXTURE IS TO BE ROTOTILLED INTO THE SOIL A MINIMUM OF 8" THROUGHOUT THE BED, AFTER INSTALLATION MULCH AS SPECIFIED ABOVE.
 - CONTRACTOR SHALL SPREAD 6" TOPSOIL OVER AREAS TO RECEIVE SOD AND PLANTING BED AREAS OF SITE. CONTRACTOR MAY USE TOPSOIL HARVESTED ON SITE DURING PROJECT EARTHWORK AND EXCAVATION PHASES. TOP SOIL MUST MEET REQUIREMENTS SET BY SPECIFICATION SECTION.
 - CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING SITE ELEMENTS. CONTRACTOR SHALL CONTACT DIGGERS HOT LINE FOR UNDERGROUND UTILITY LOCATIONS.
 - ALL WORK PERFORMED WITHIN THE CITY OF MADISON RIGHT-OF-WAY SHALL CONFORM TO CITY OF MADISON SPECIFICATIONS.



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229 W. Gilman Street, Madison, WI




Issuance/Revision	Date

Project No.	6340
Drawn By	MS
Checked By	MS
Date	07-15-09
Sheet Title	

PLANTING PLAN

Sheet No.
L100

- GENERAL NOTES**
1. •
 2. •
 3. •
- KEYNOTES** 
1. CONNECT TO METER BASE. REFER TO 2/E101 FOR CONTINUATION.
 2. CONNECT TO ELECTRICAL SERVICE IN STATE STREET. COORDINATE WITH UTILITY.

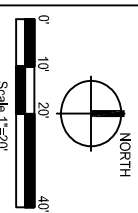


201 S. PRITCHETT
MADISON, WI 53703
TEL: 608.261.8200
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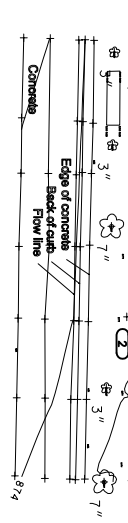
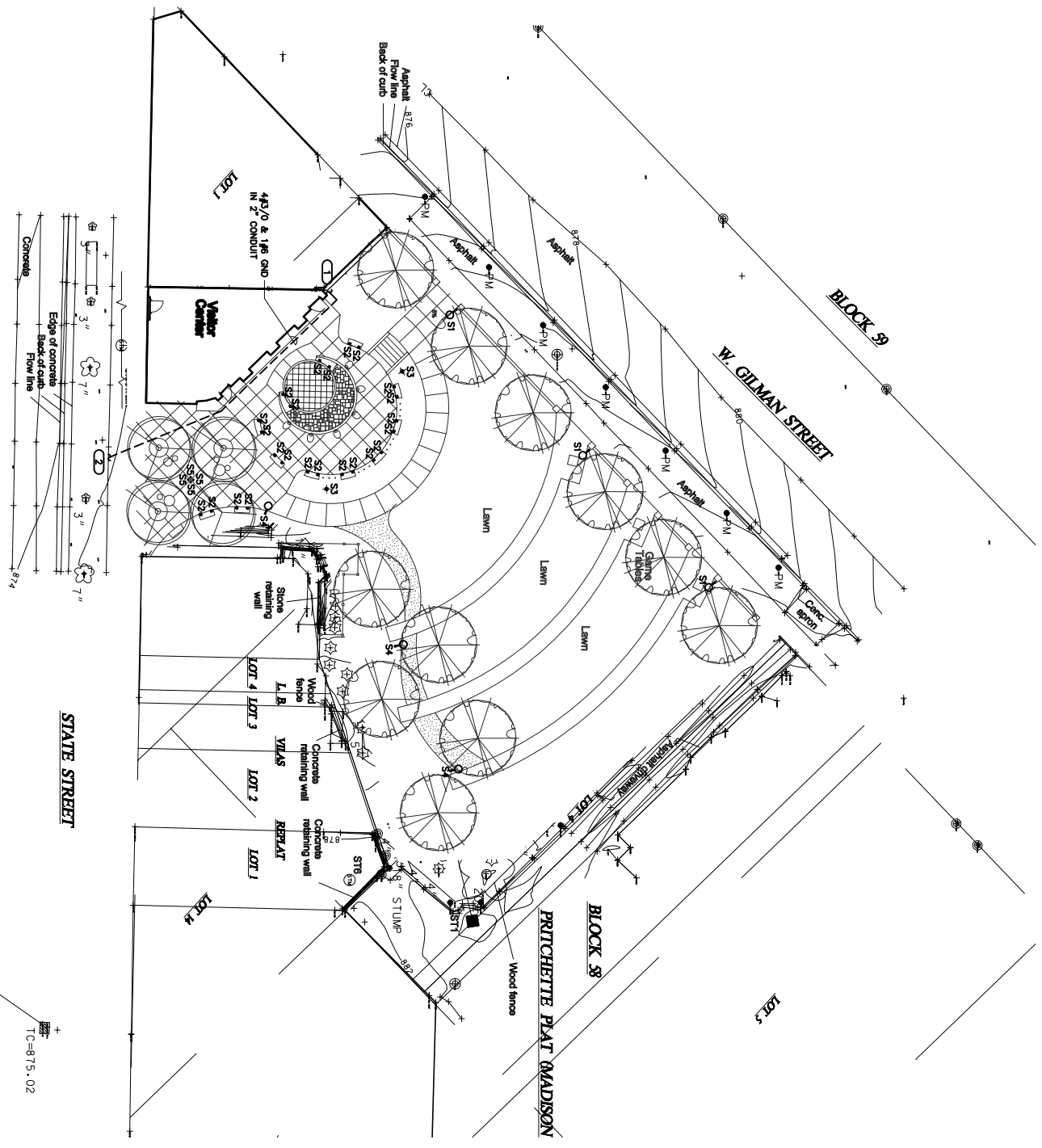


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Project No.	6340
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

Sheet Title
**SITE -
ELECTRICAL**

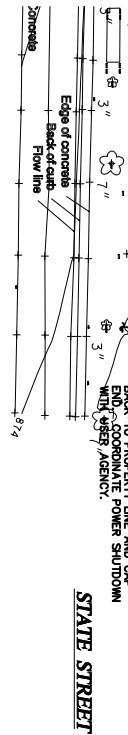
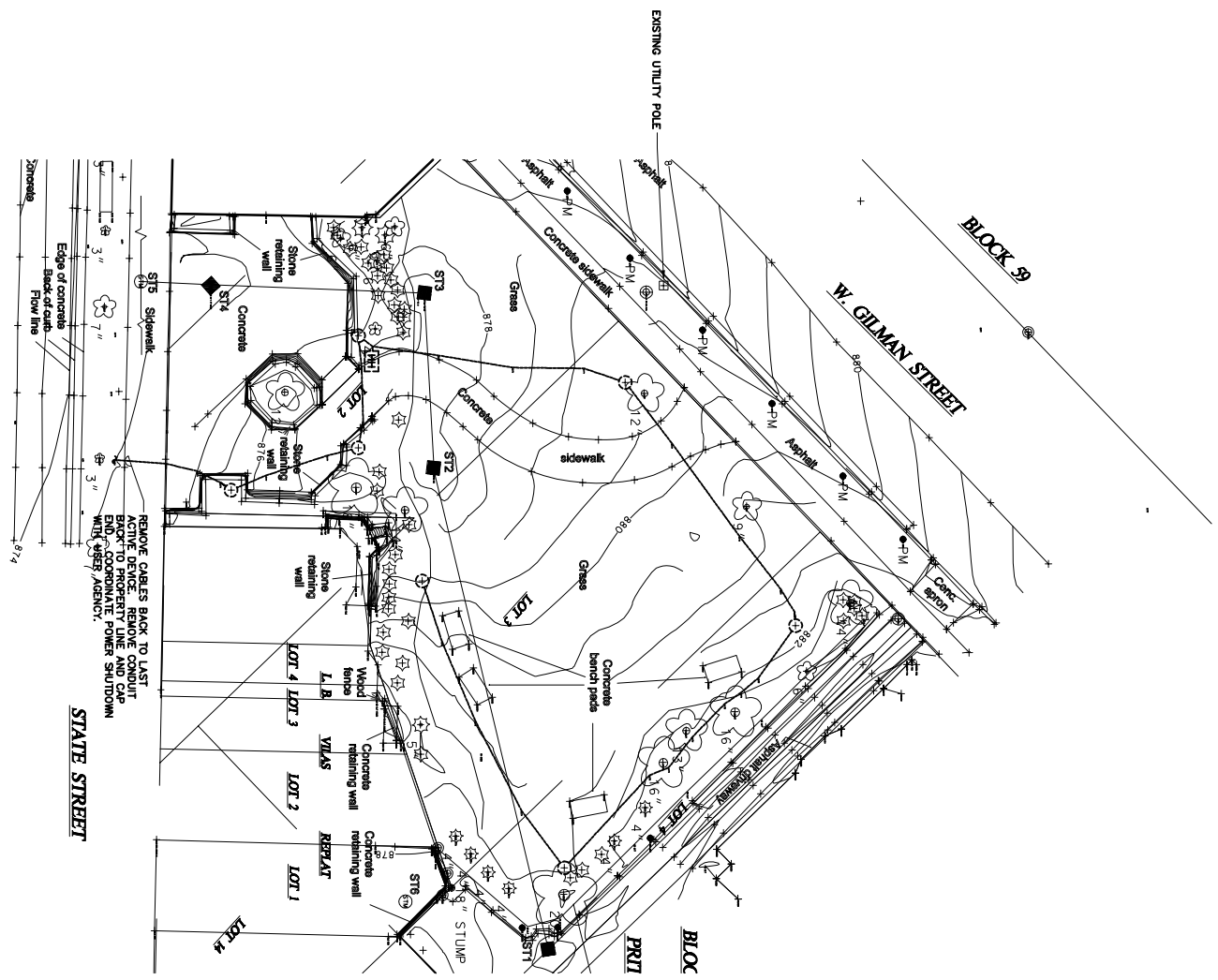
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TC=873.17

TC=875.02

TC=874.59



REMOVE CABLES BACK TO LAST ACTIVE SERVICE REMOVE CONDUIT FROM PRESENT LOCATION AND WITH USER AGENCY.

1 SITE DEMO - ELECTRICAL

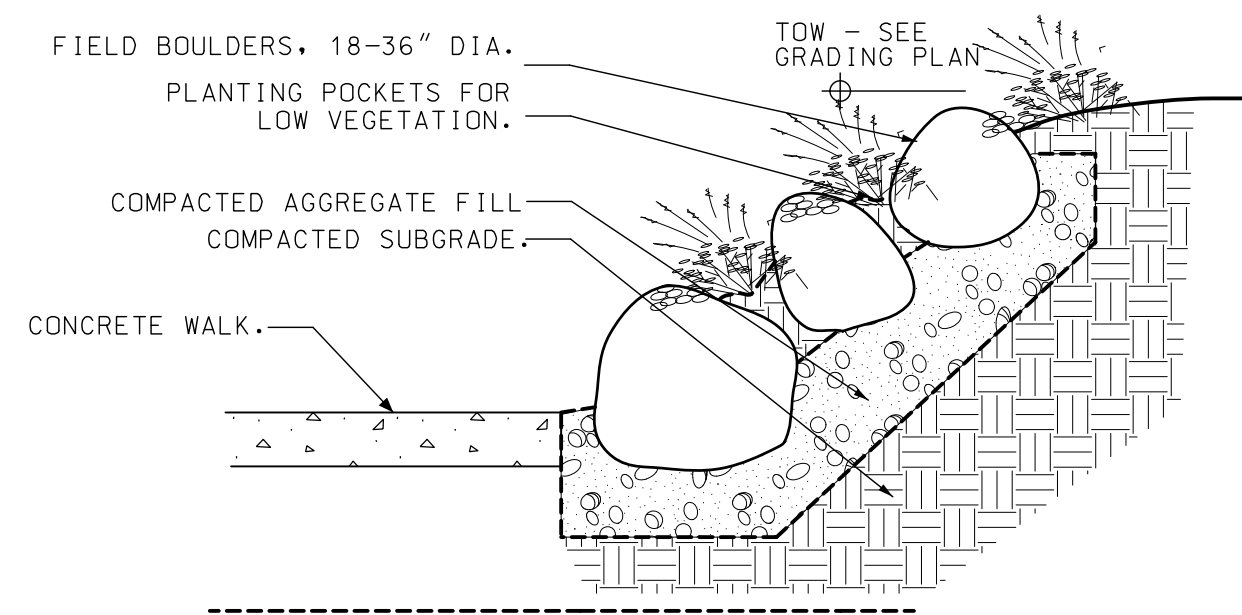


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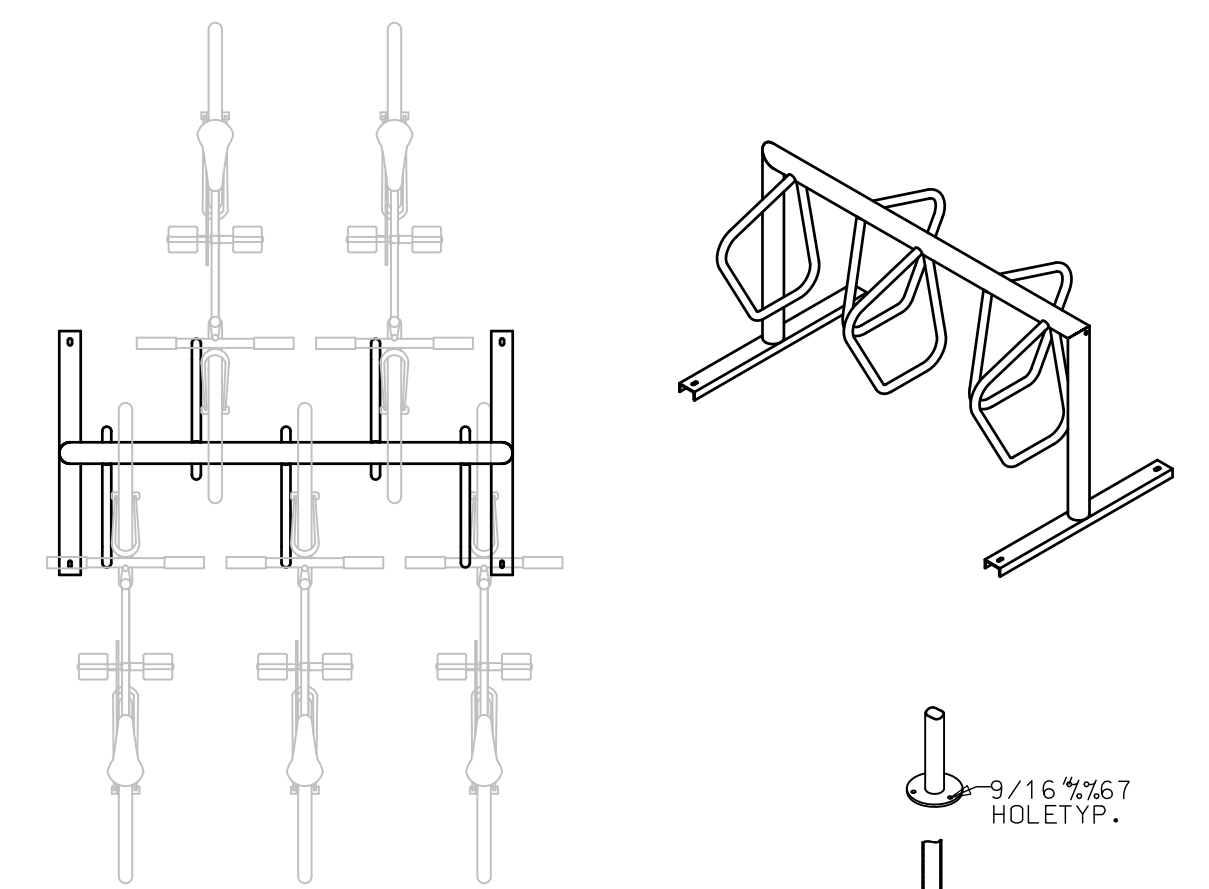
2 SITE - ELECTRICAL



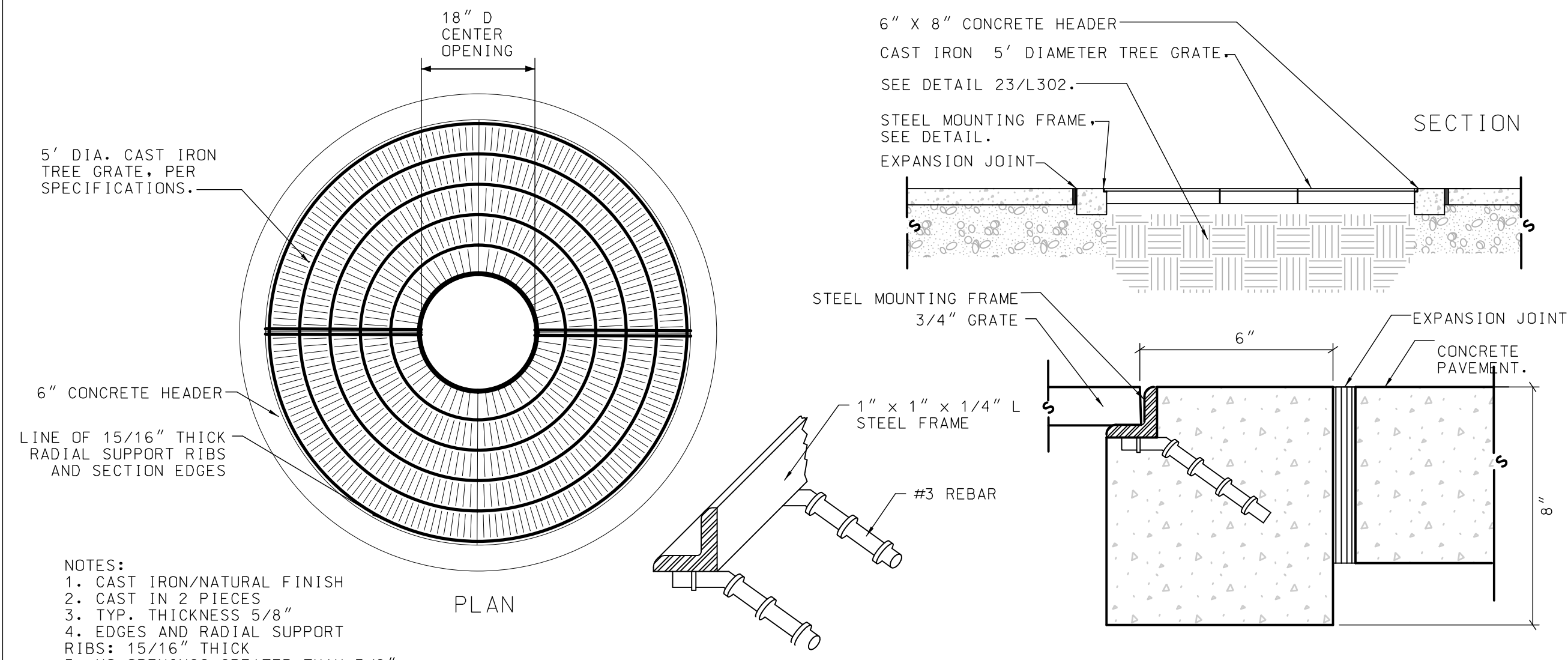
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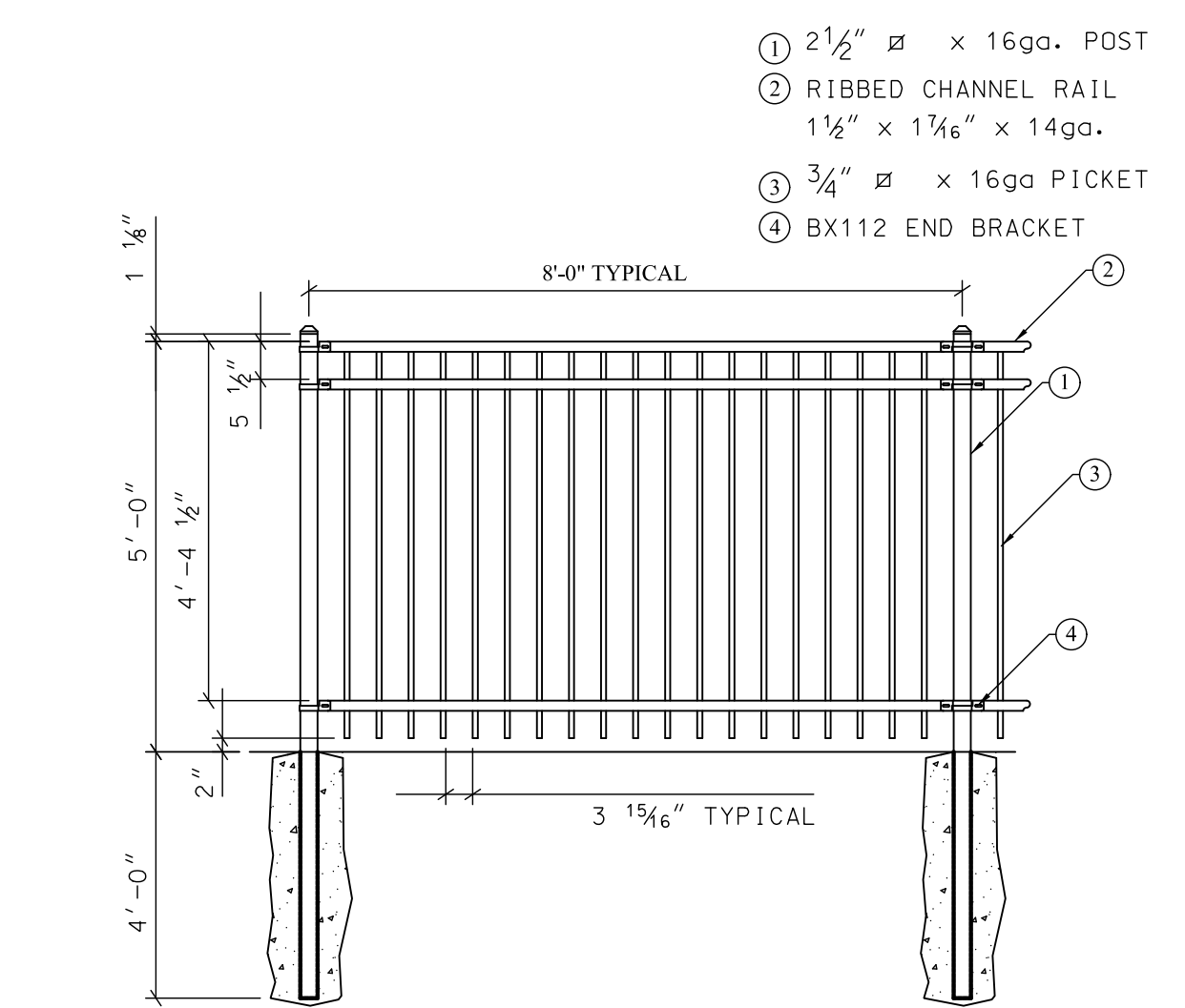
1 PLANTED BOULDER WALL **DETAIL**
NOT TO SCALE



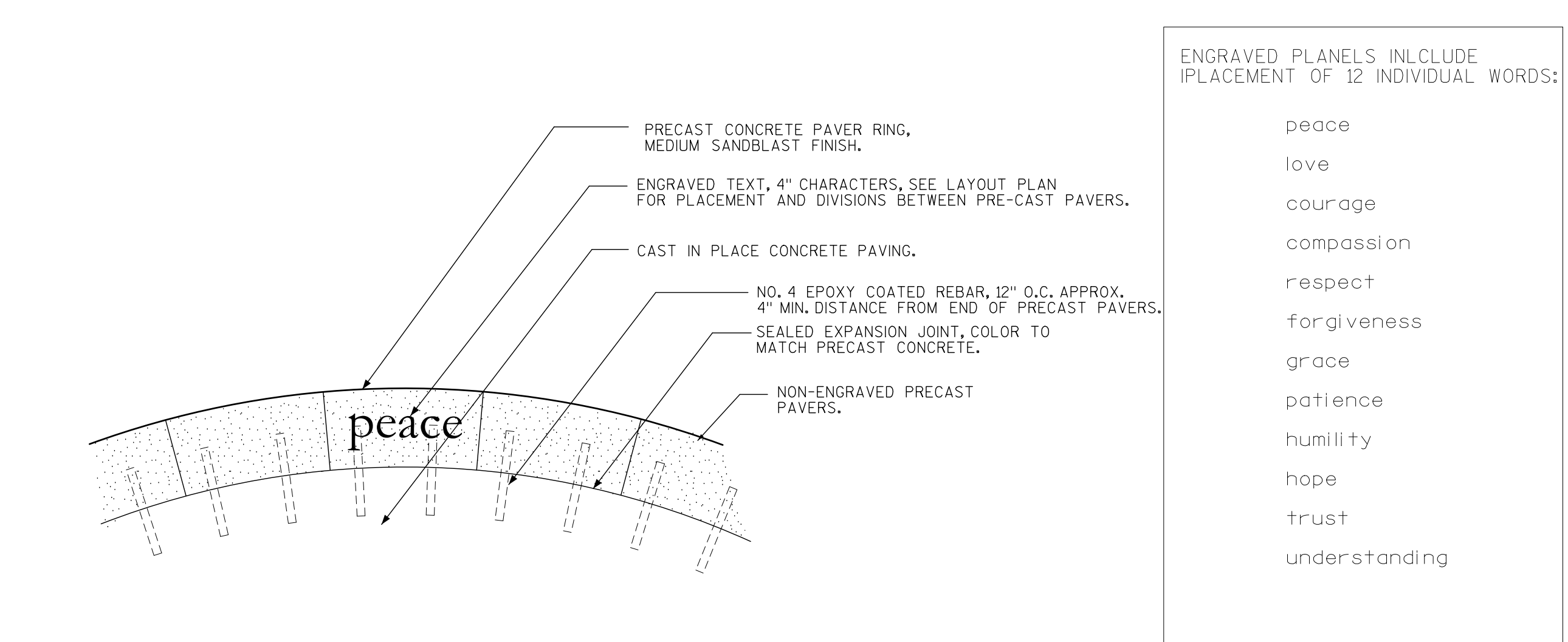
2 BIKE RACKS **DETAIL**
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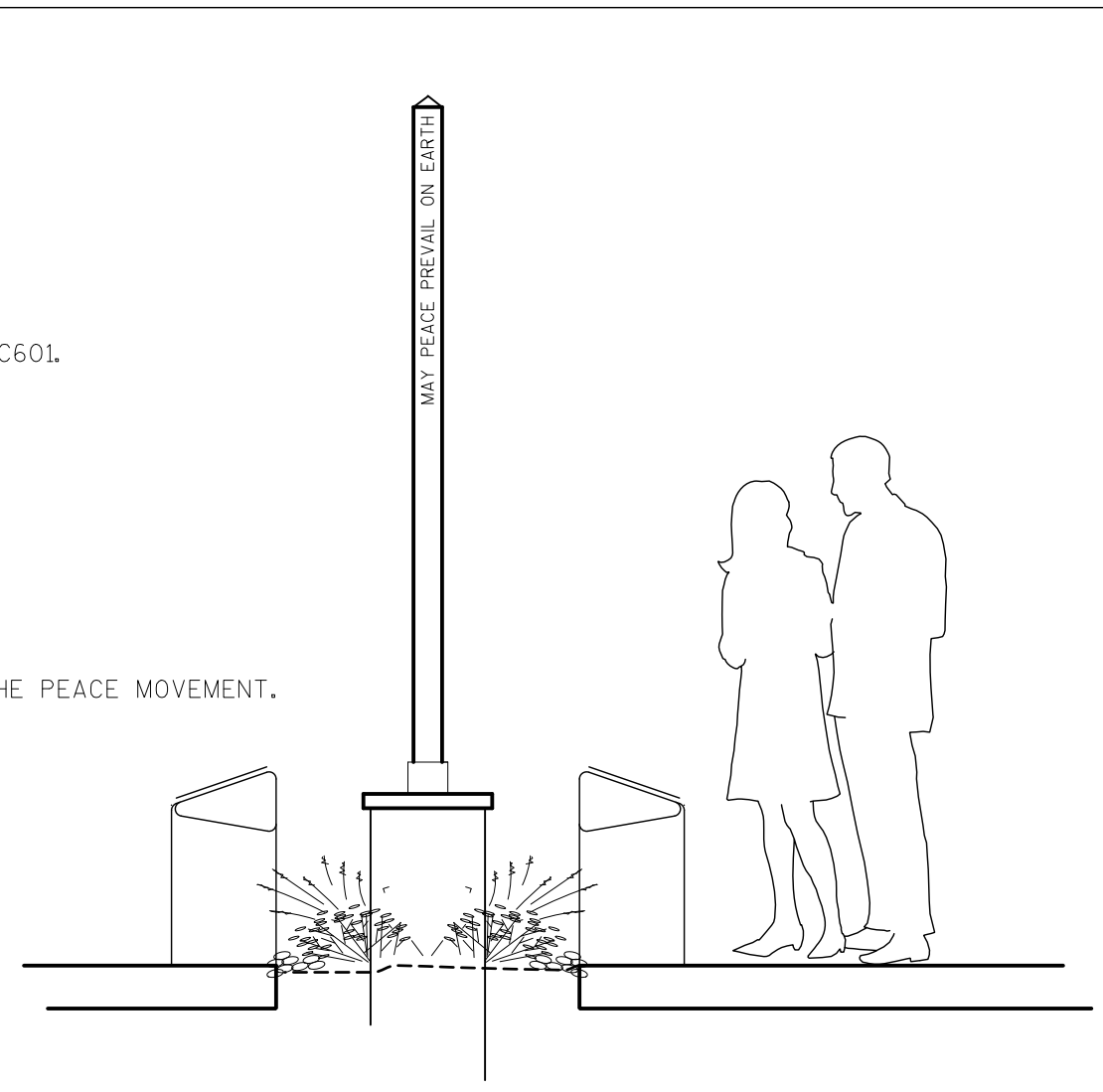
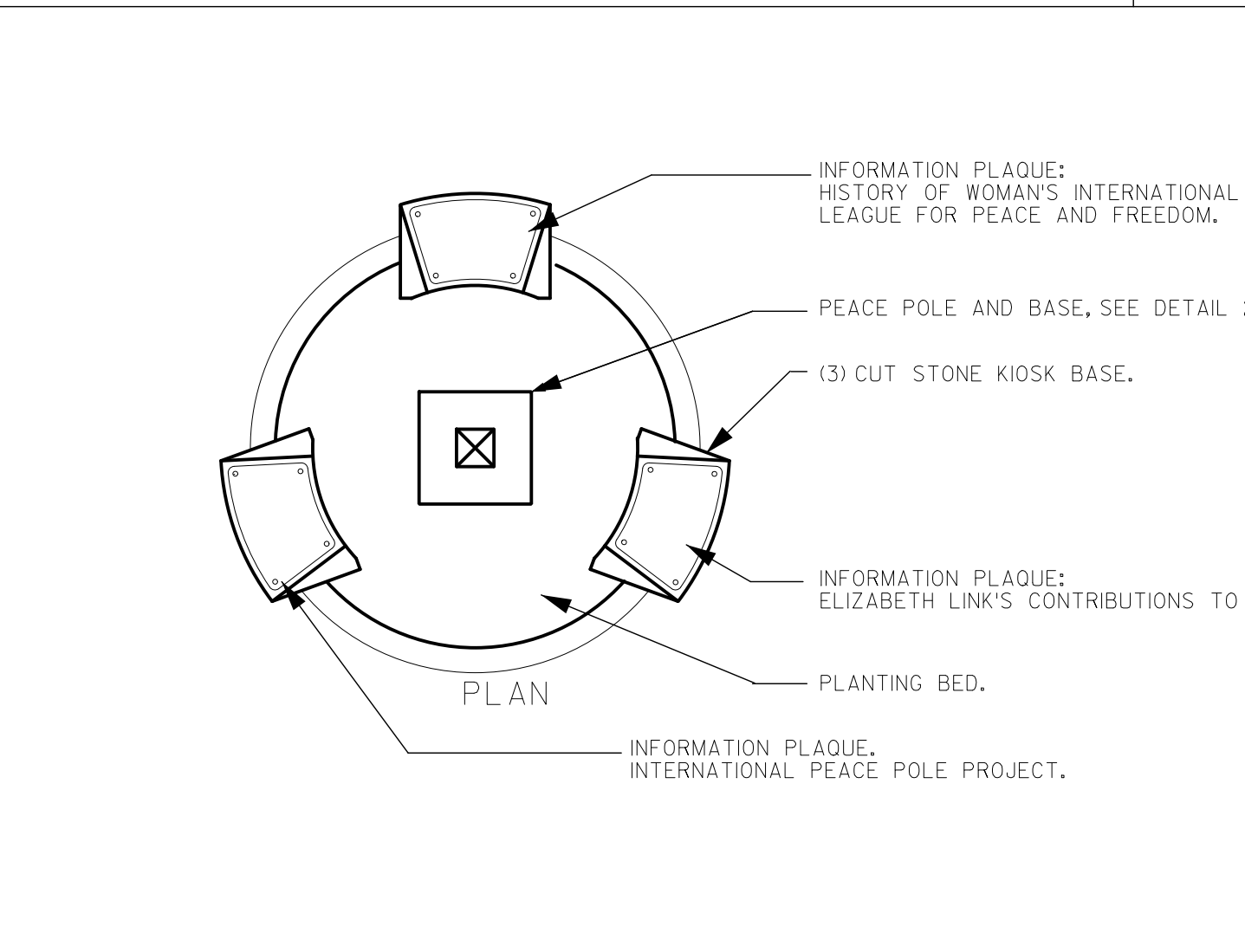
3 TREE GRATE **DETAIL**
NOT TO SCALE



4 STEEL FENCE **DETAIL**
NOT TO SCALE



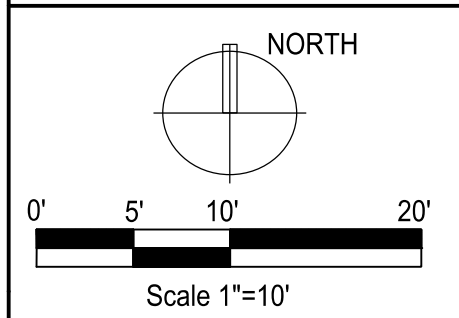
5 ENGRAVED PEACE RING **DETAIL**
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6 PEACE POLE KIOSK **DETAIL**
NOT TO SCALE

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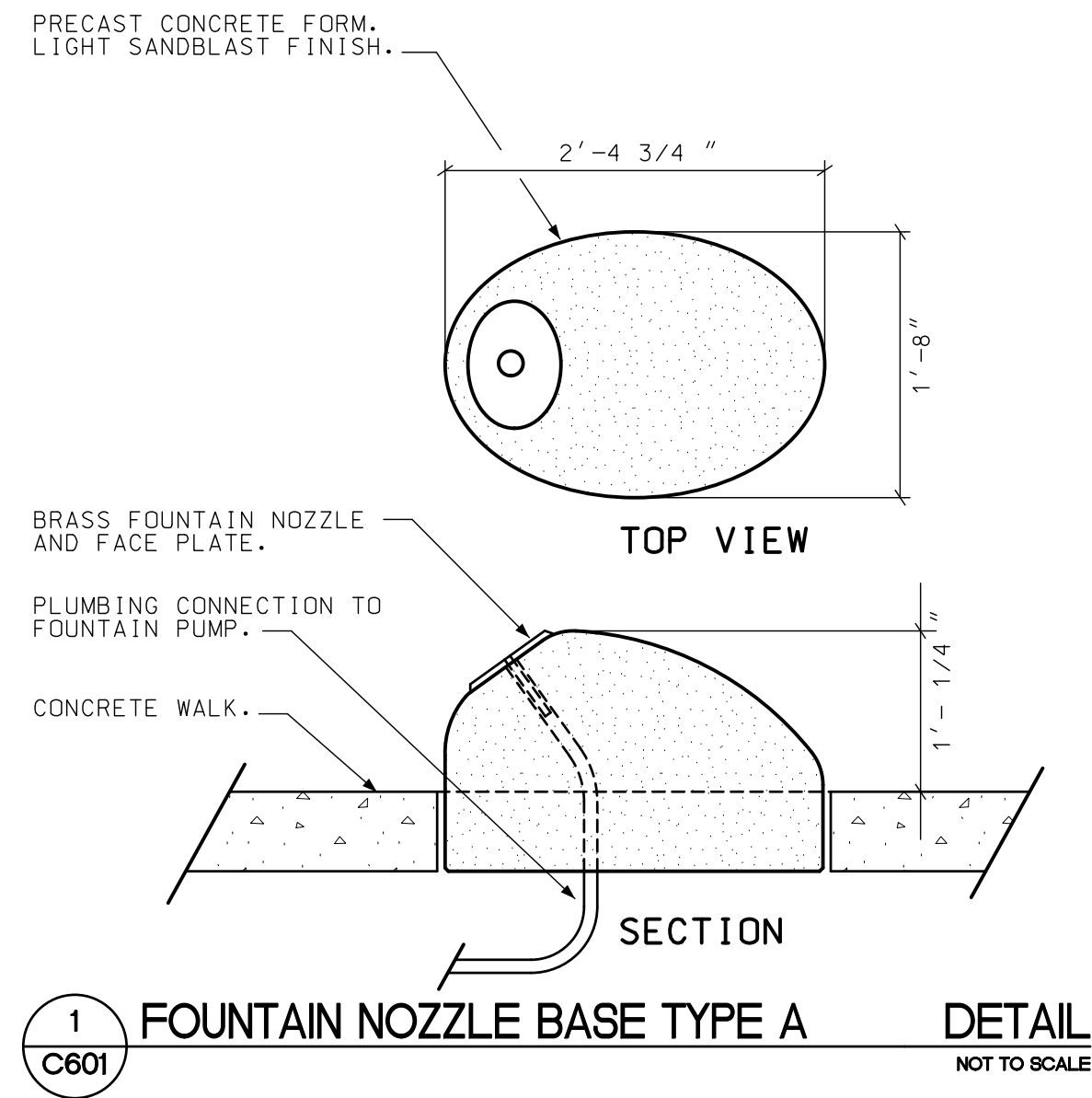


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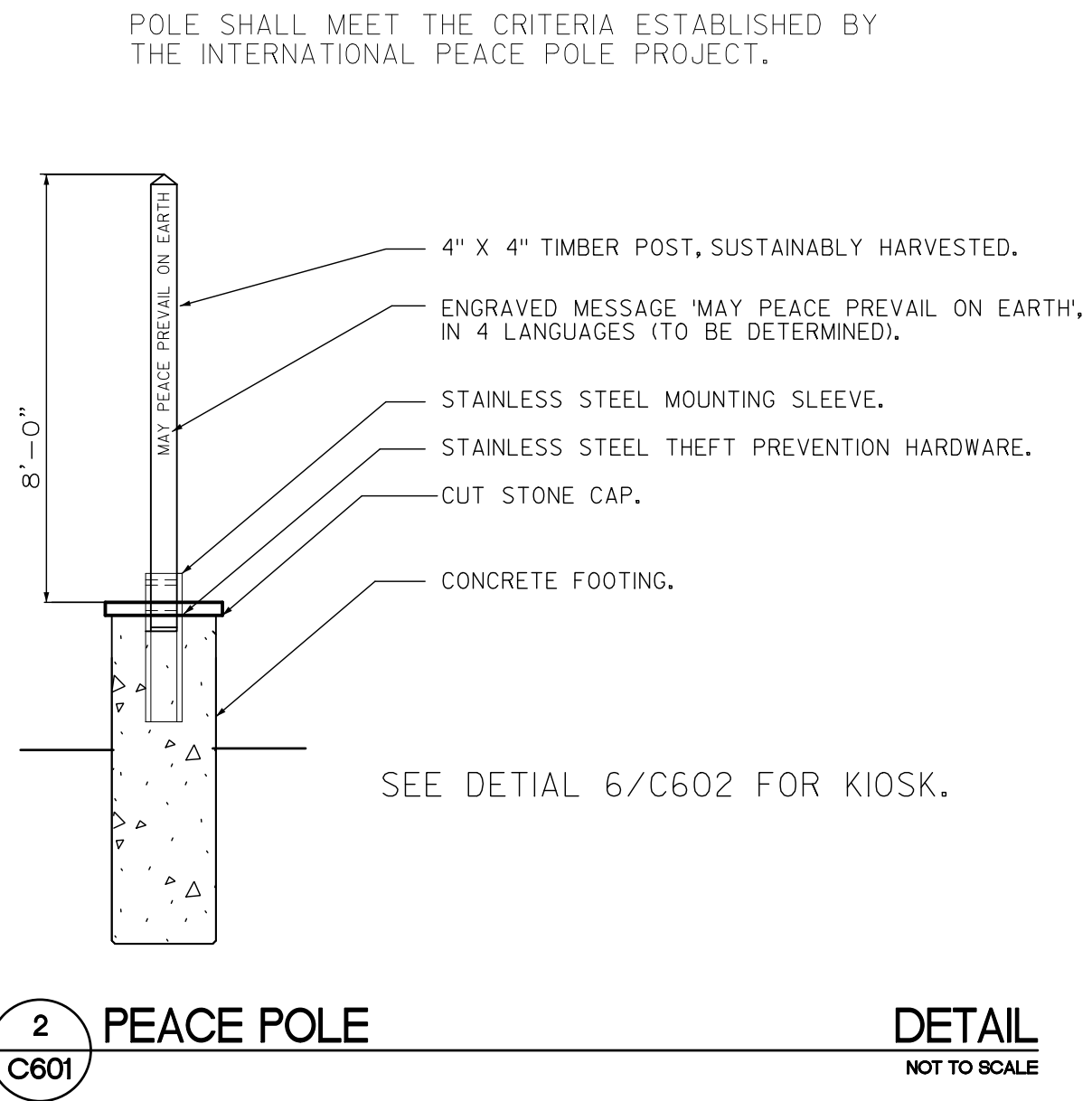
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SITE DETAILS

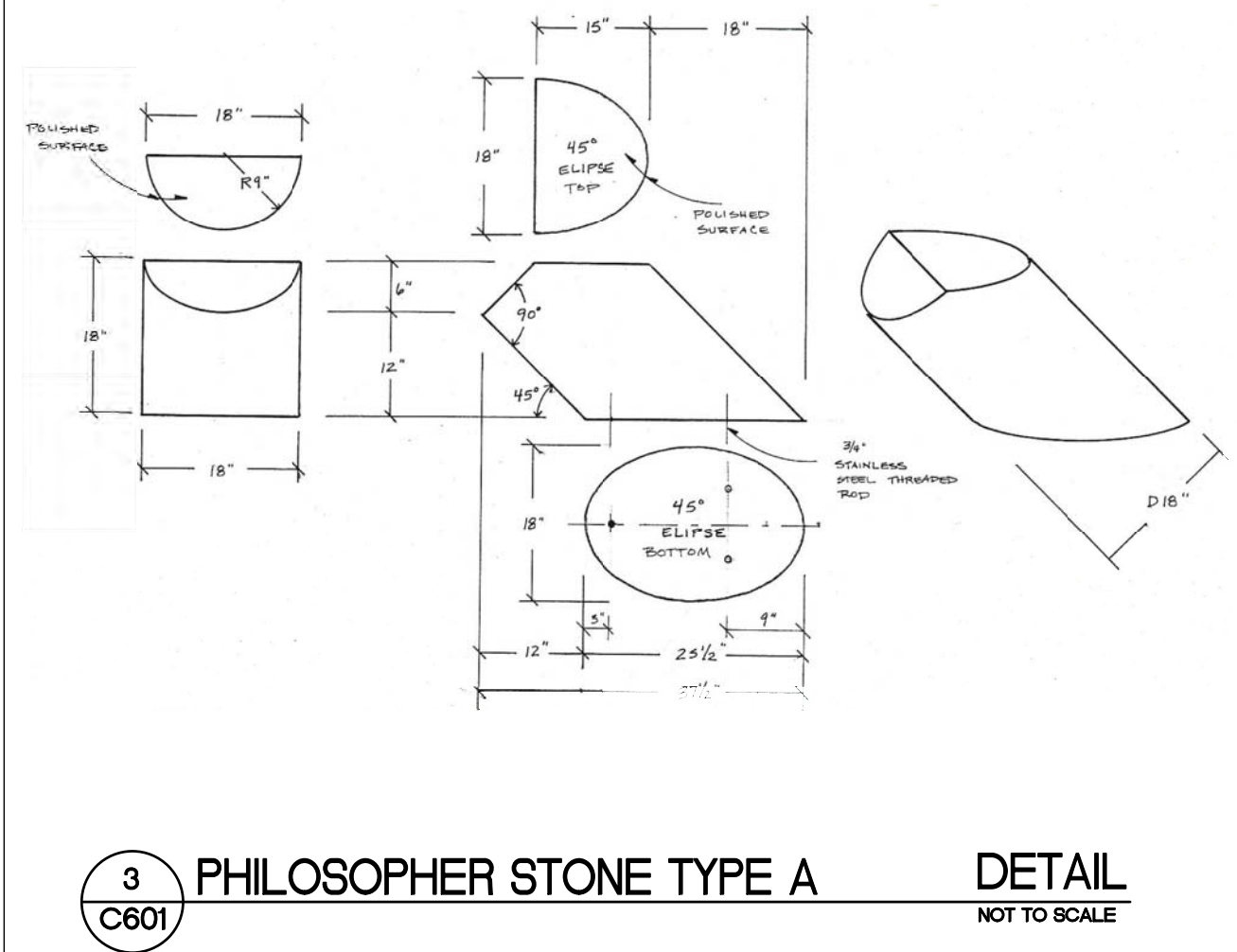
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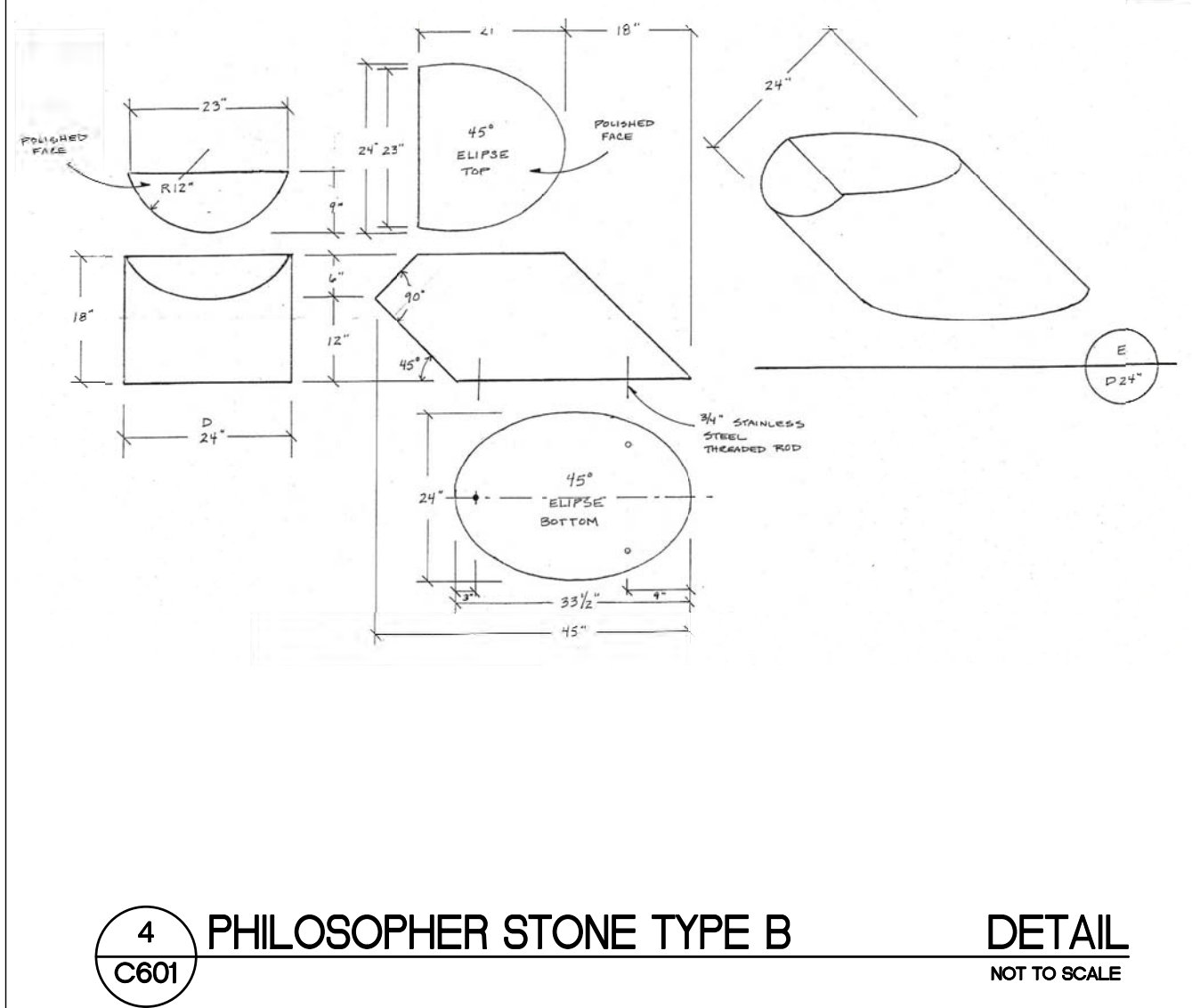
1 FOUNTAIN NOZZLE BASE TYPE A **DETAIL**
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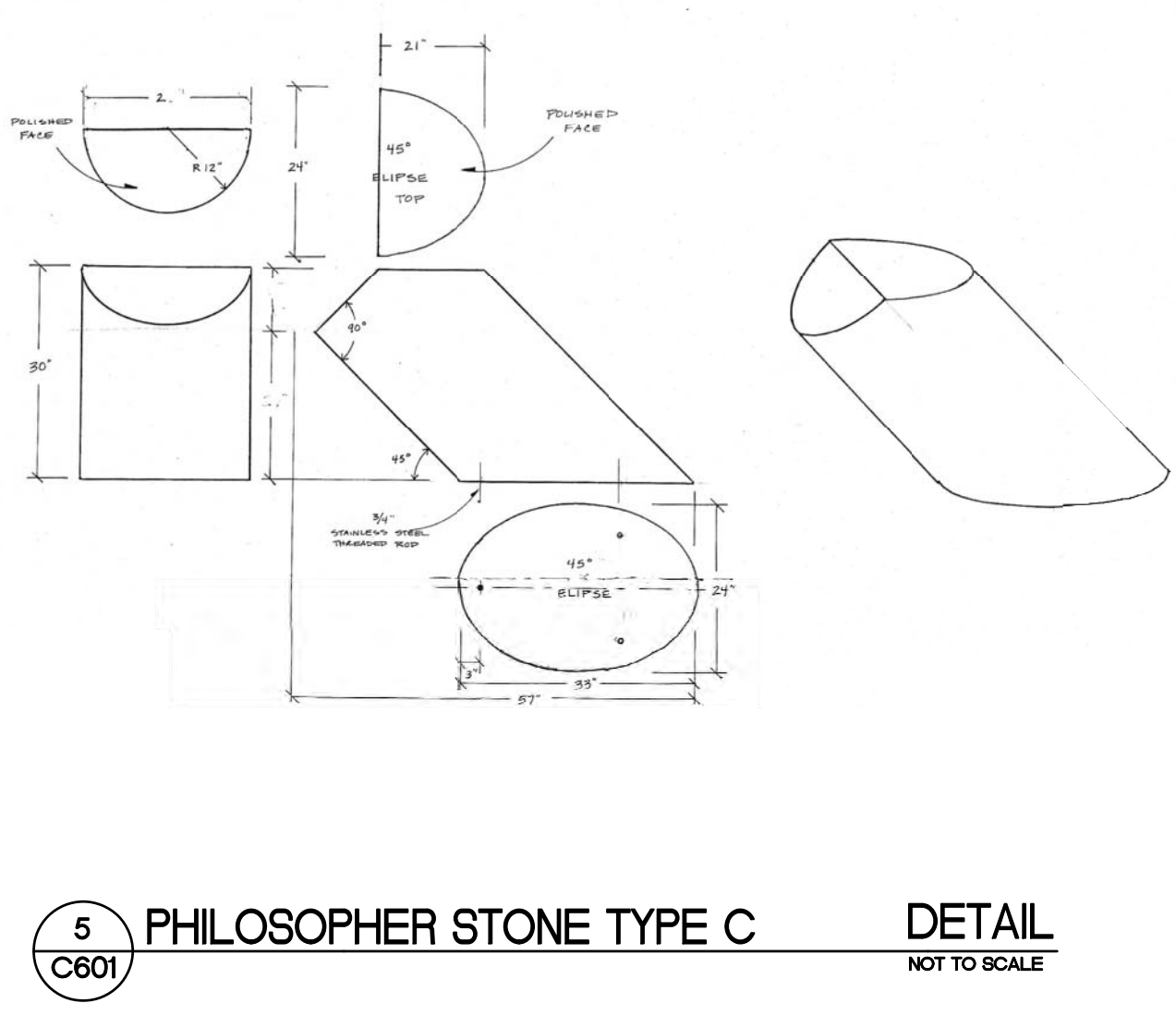
2 PEACE POLE **DETAIL**
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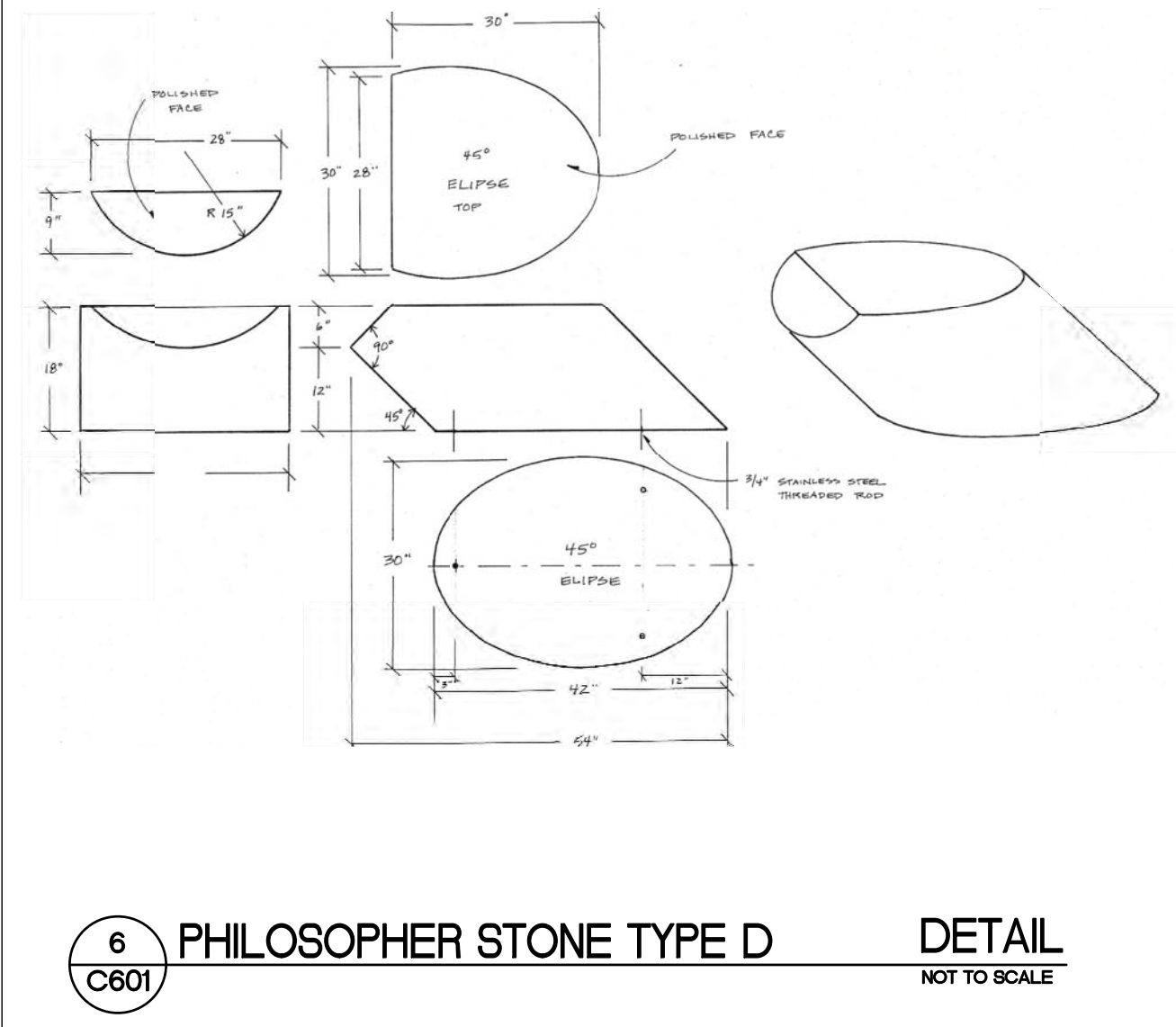
3 PHILOSOPHER STONE TYPE A **DETAIL**
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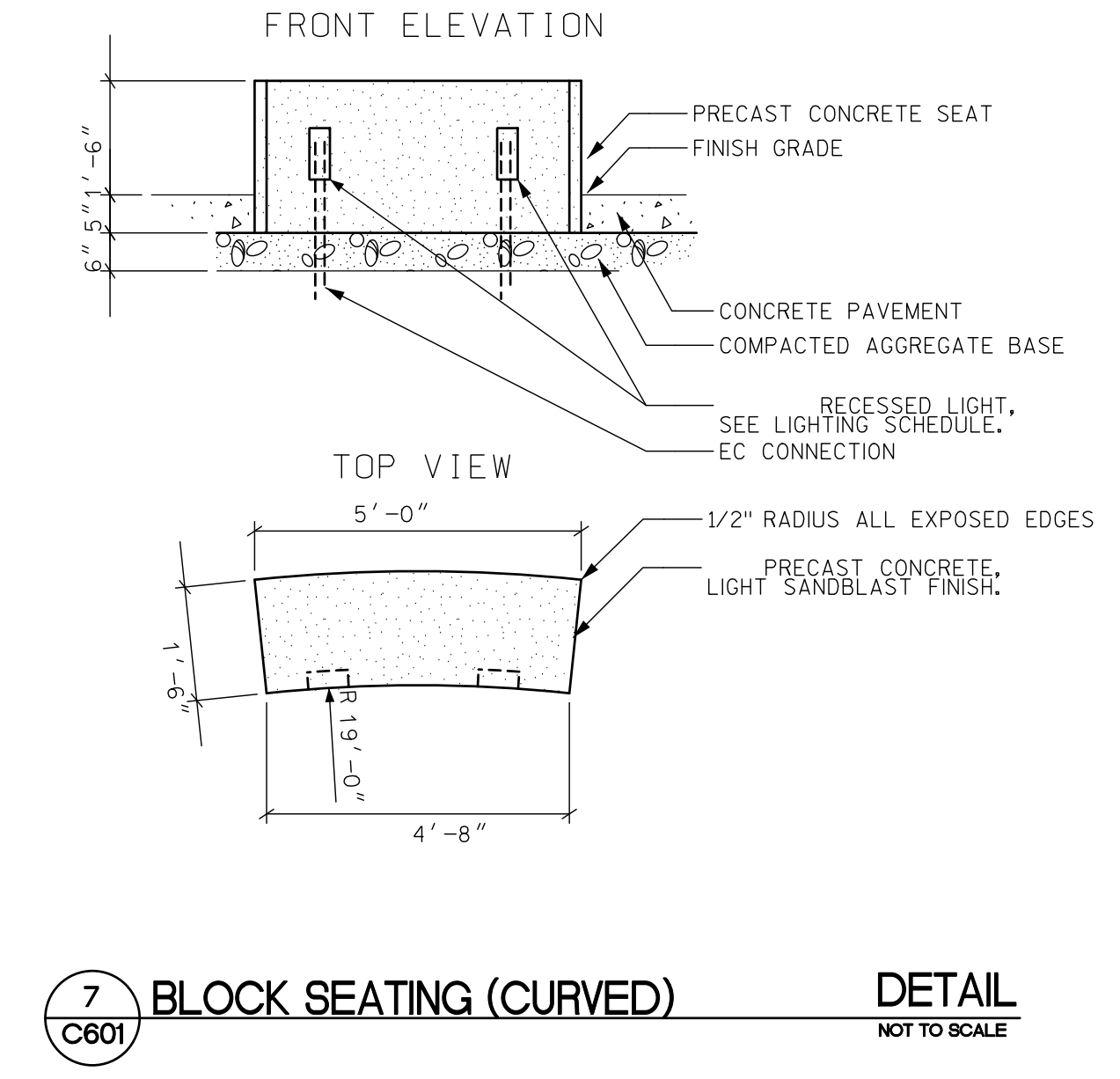
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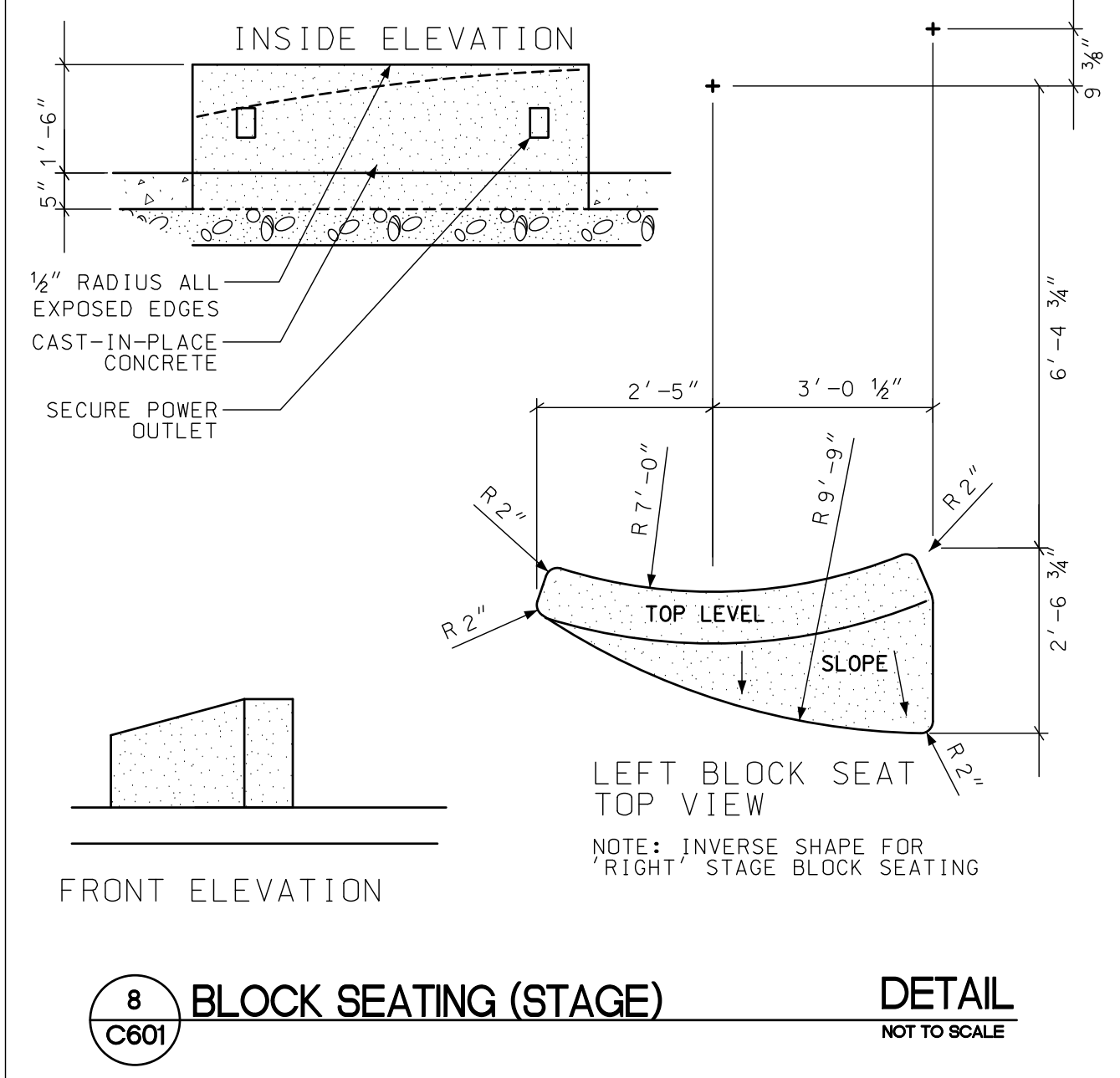
5 PHILOSOPHER STONE TYPE C **DETAIL**
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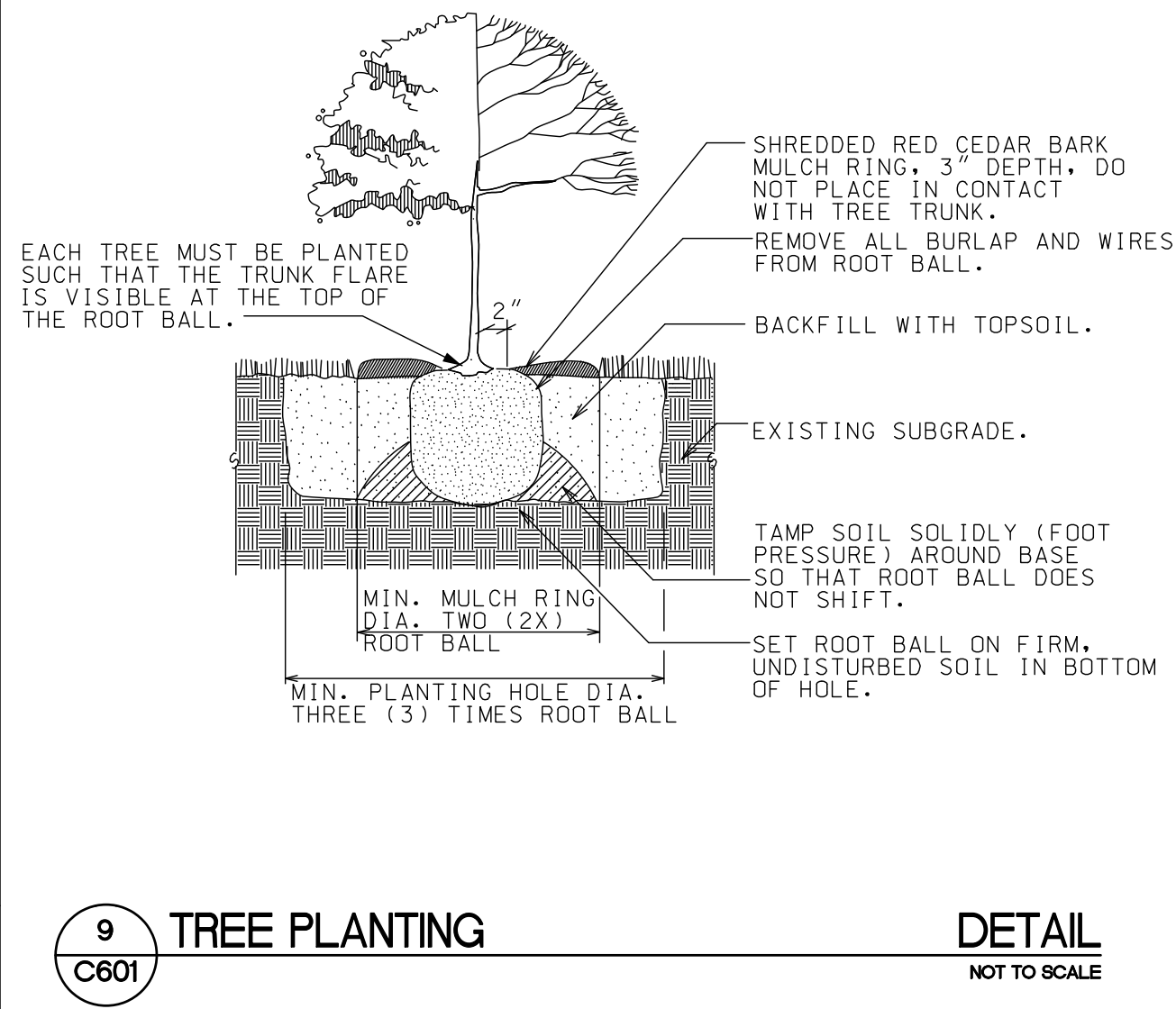
6 PHILOSOPHER STONE TYPE D **DETAIL**
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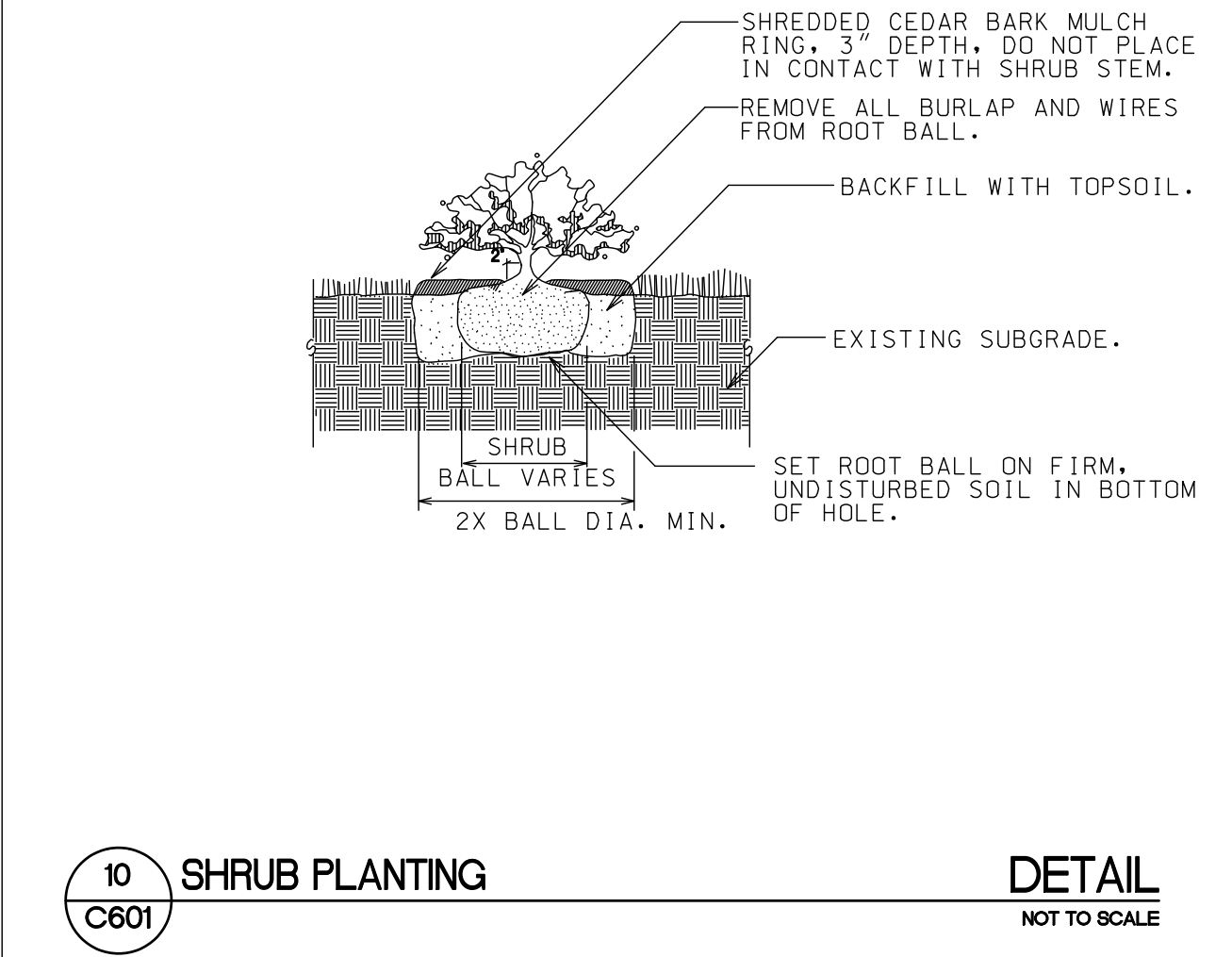
7 BLOCK SEATING (CURVED) **DETAIL**
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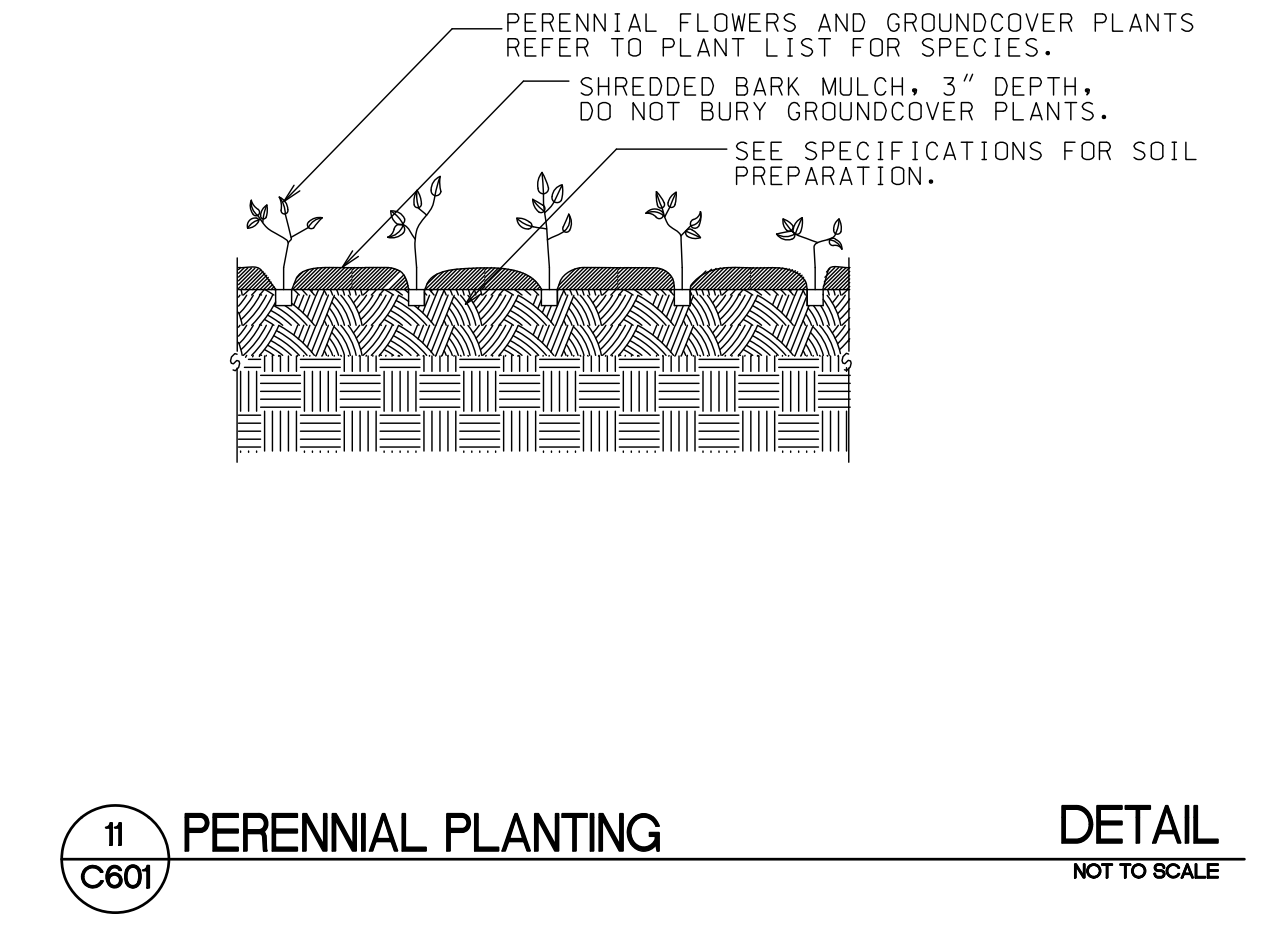
8 BLOCK SEATING (STAGE) **DETAIL**
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9 TREE PLANTING **DETAIL**
NOT TO SCALE



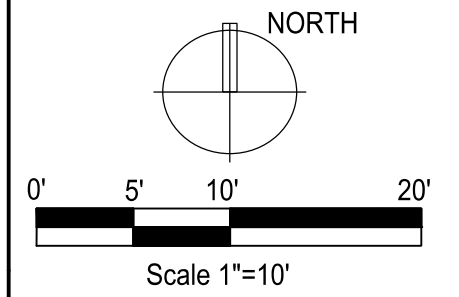
10 SHRUB PLANTING **DETAIL**
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11 PERENNIAL PLANTING **DETAIL**
NOT TO SCALE

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229 W. Gilman Street, Madison, WI

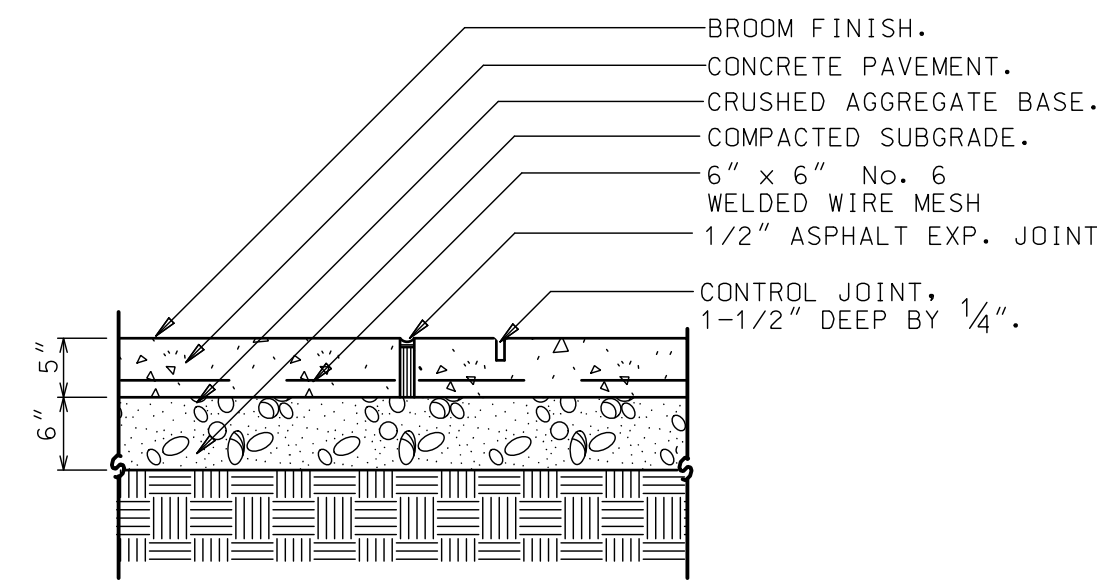


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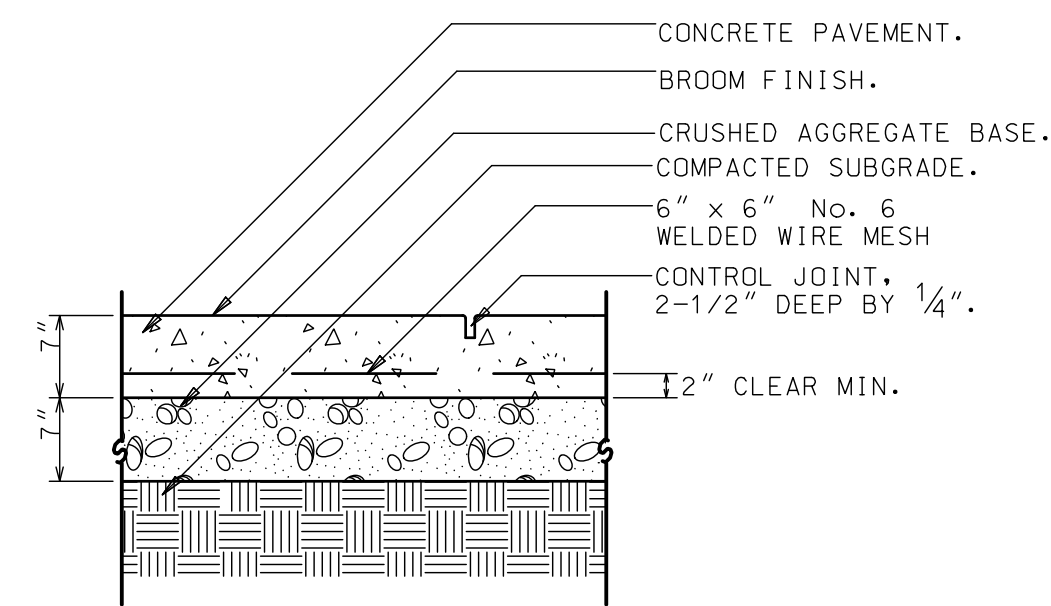
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SITE DETAILS

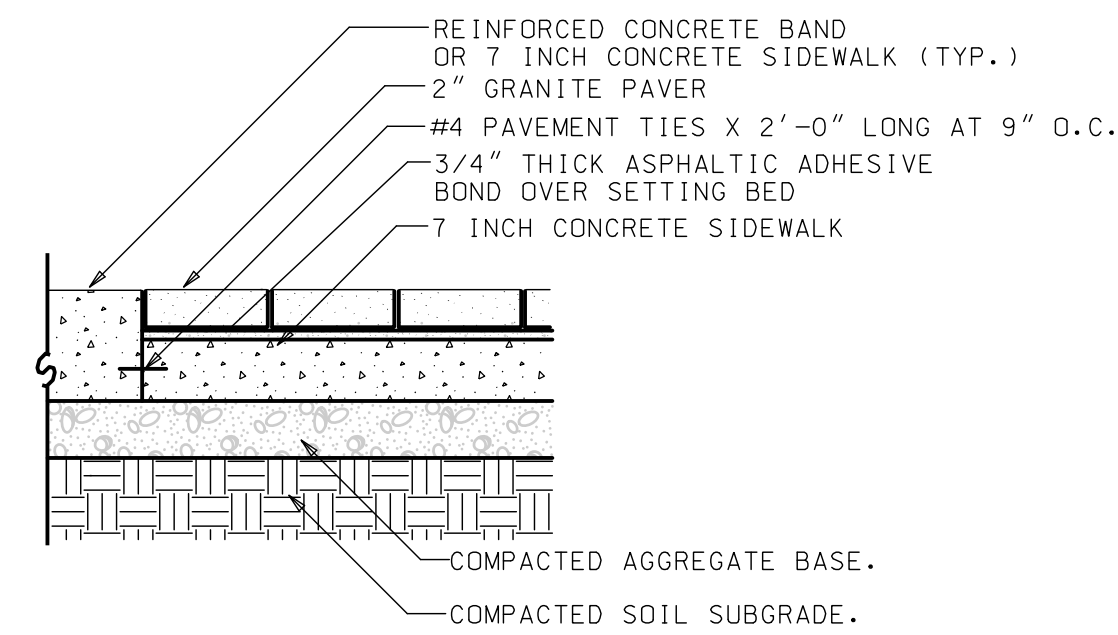
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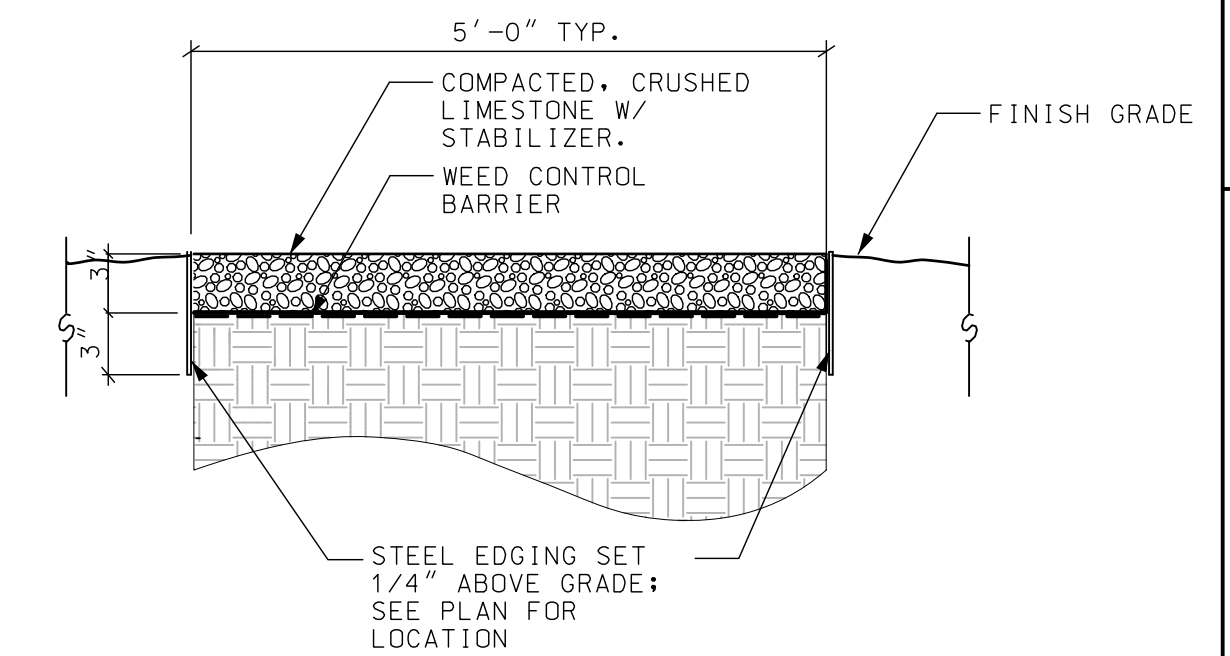
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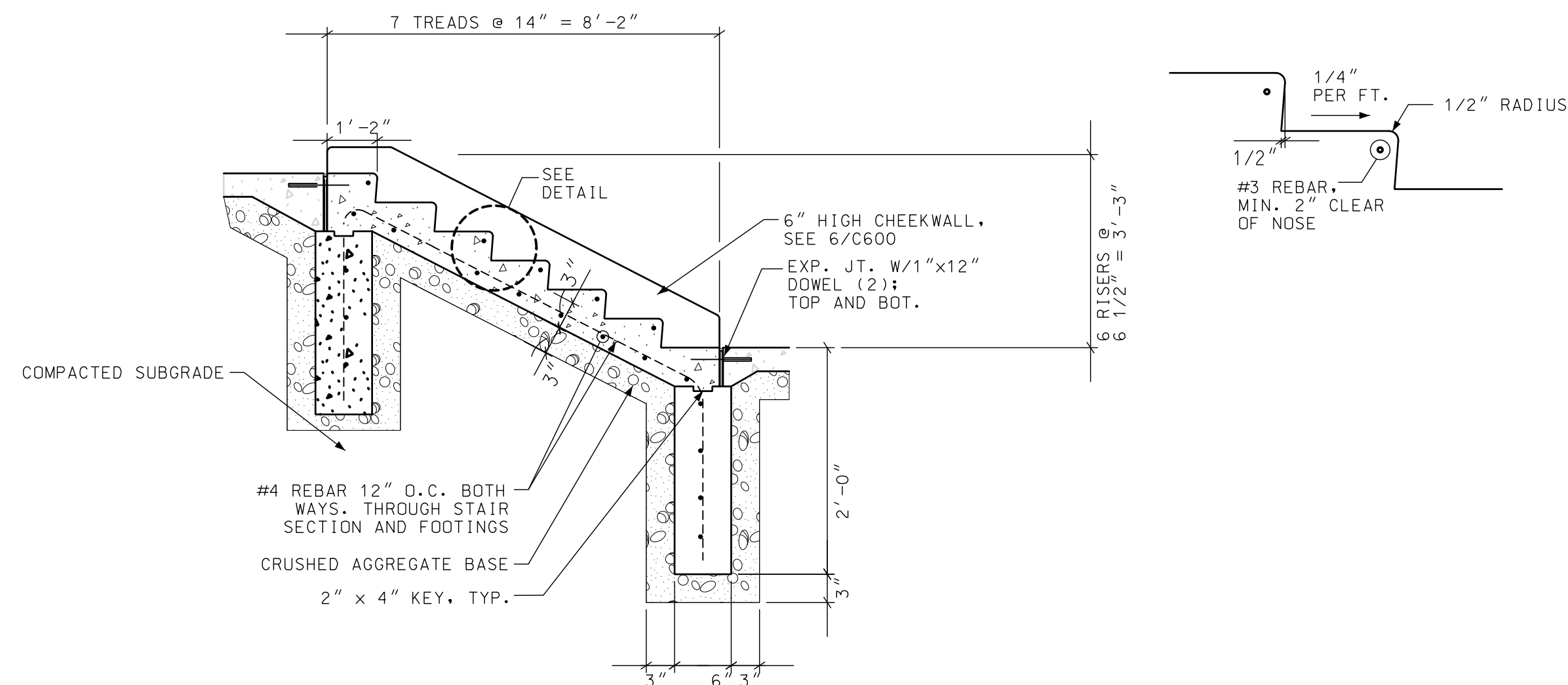
2 HEAVY-DUTY CONCRETE PAVEMENT DETAIL
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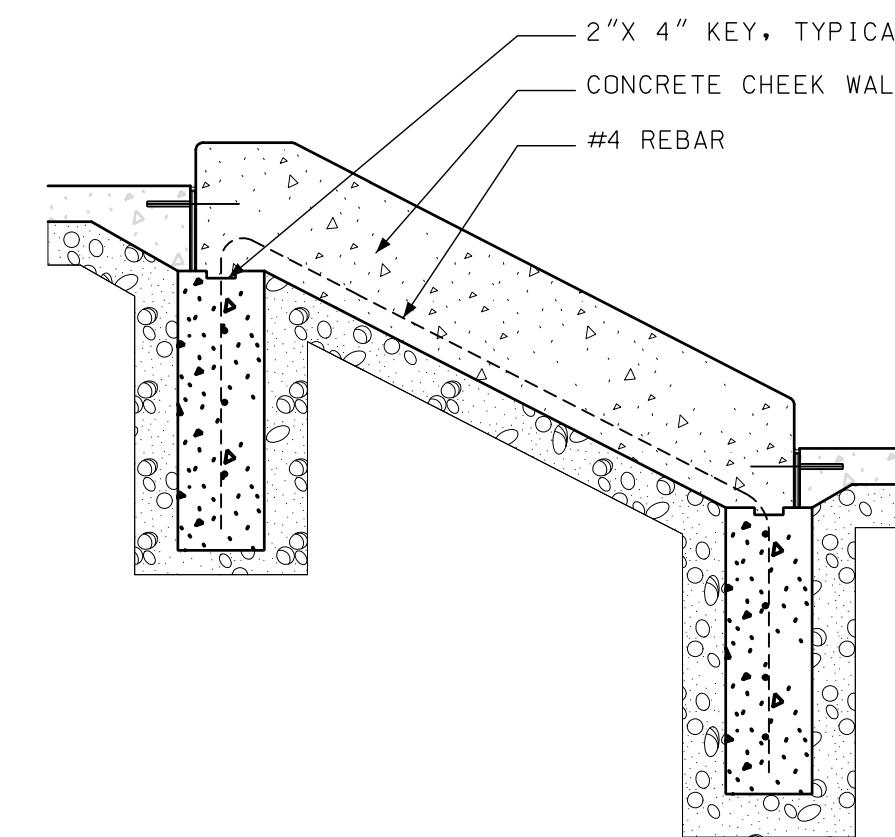
3 GRANITE PAVERS ON CONCRETE DETAIL
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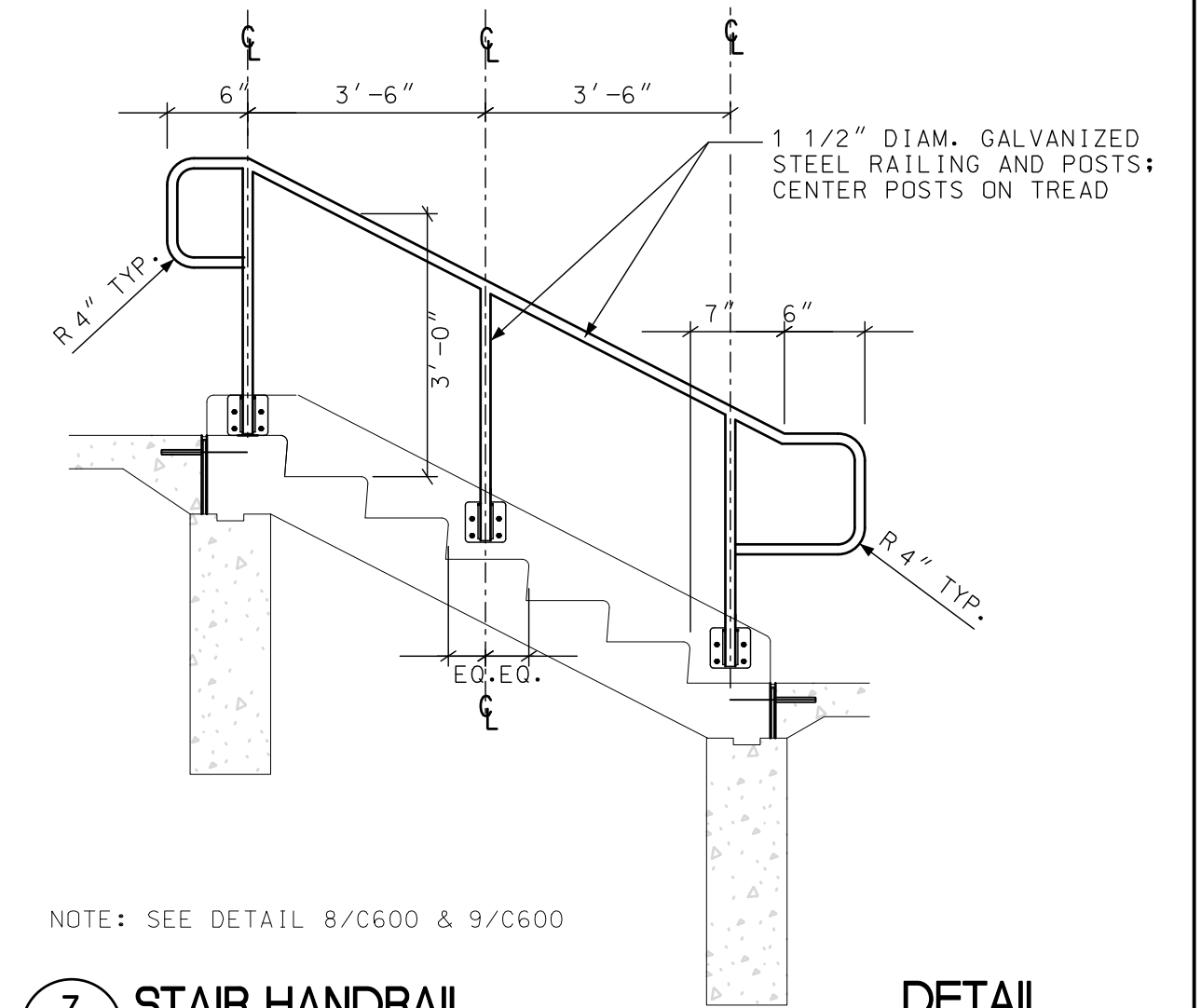
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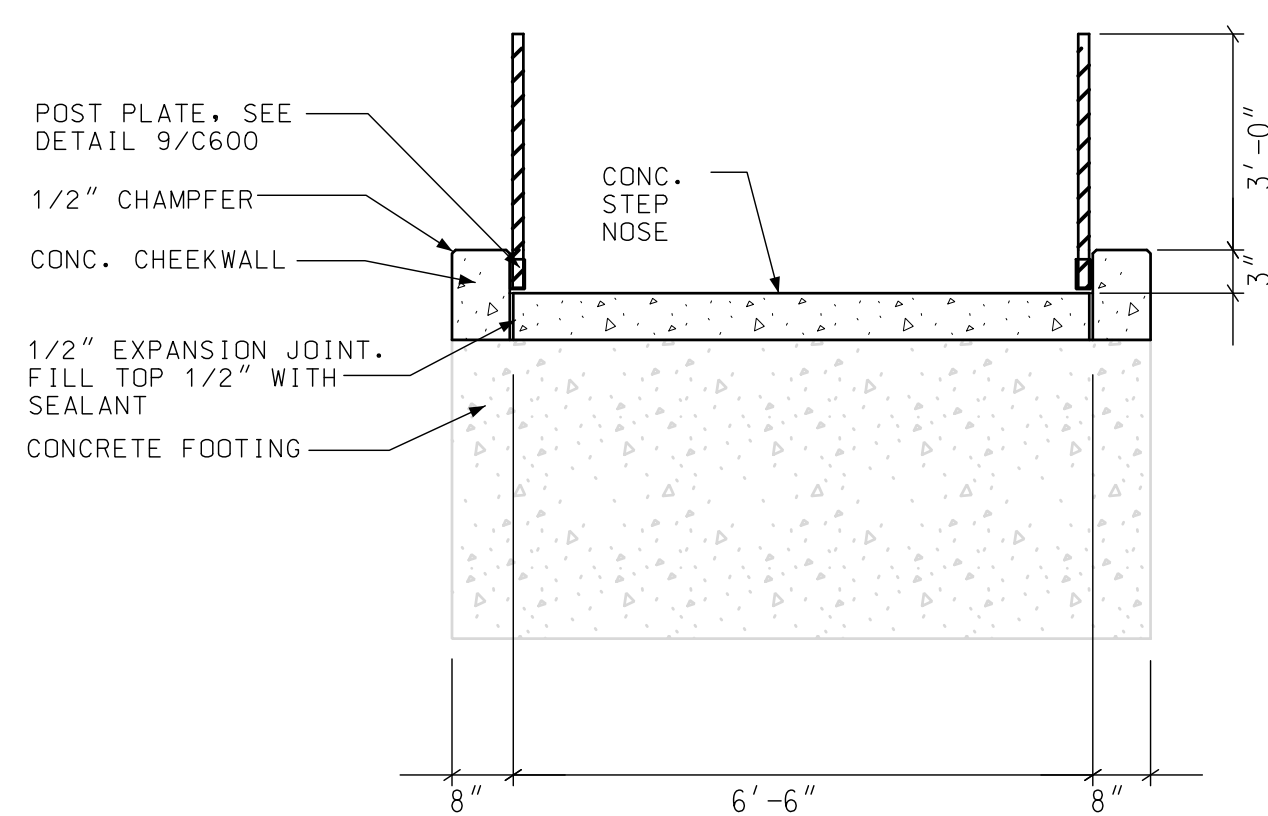
5 CONCRETE STAIRS DETAIL
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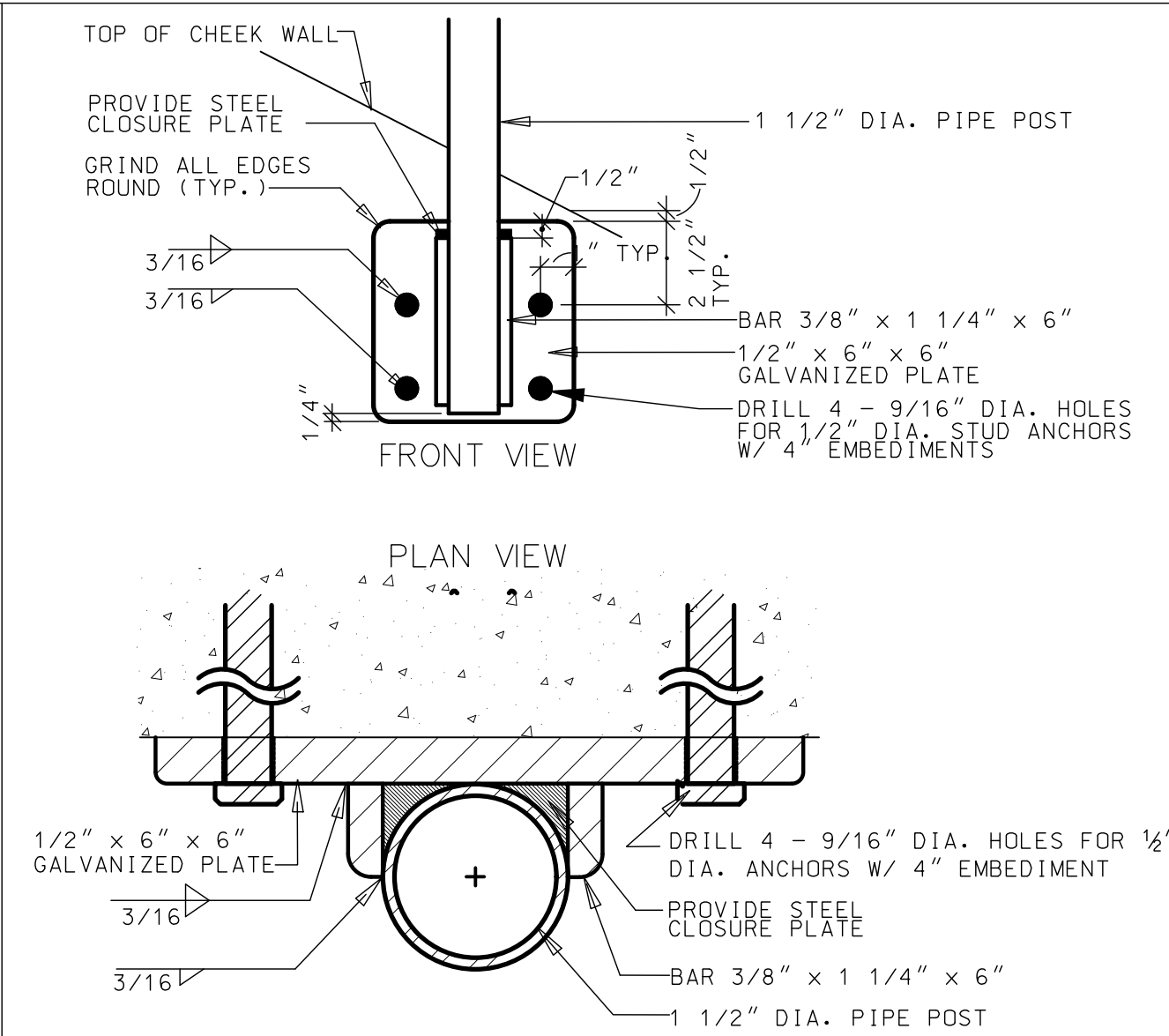
6 CONCRETE STAIR CHEEK WALL DETAIL
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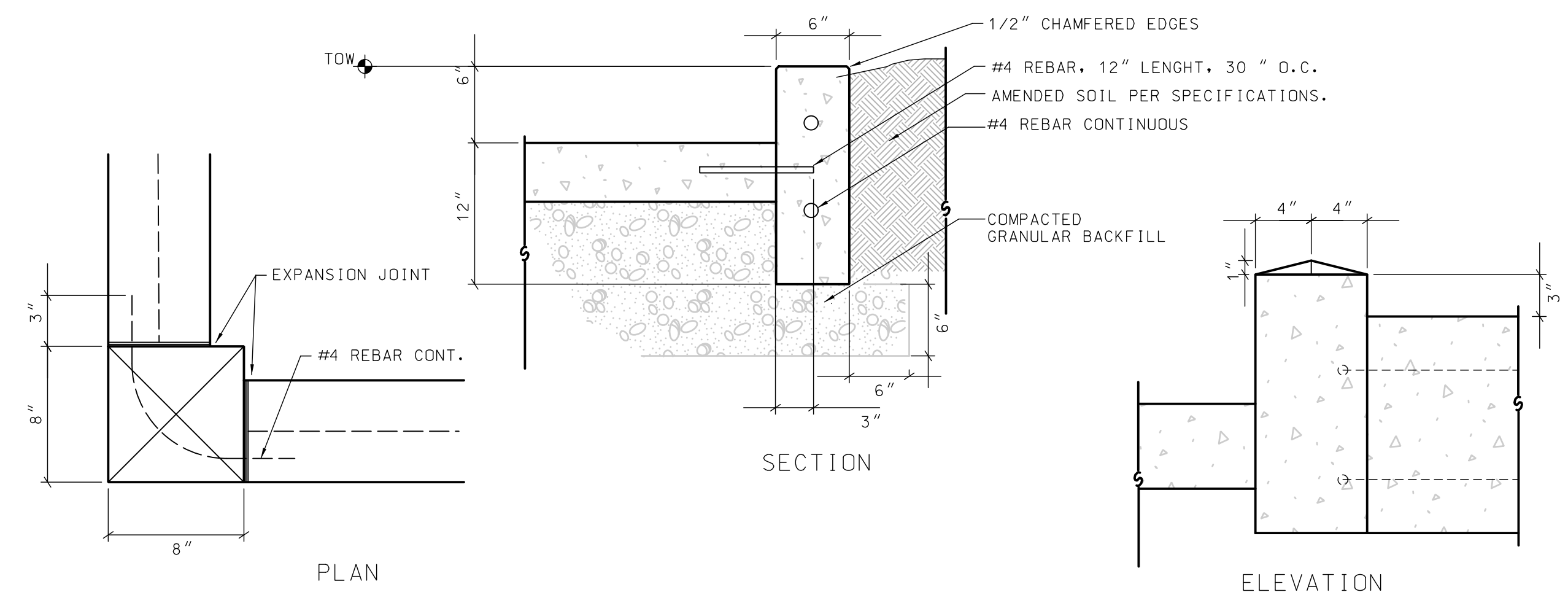
7 STAIR HANDRAIL DETAIL
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8 STAIR CROSS-SECTION DETAIL
C600 NOT TO SCALE



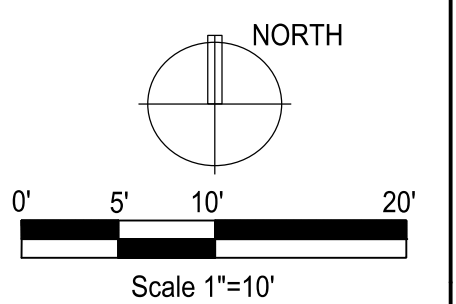
9 HANDRAIL POST PLATE ASSEMBLY DETAIL
C600 NOT TO SCALE



10 FREE STANDING CURB DETAIL
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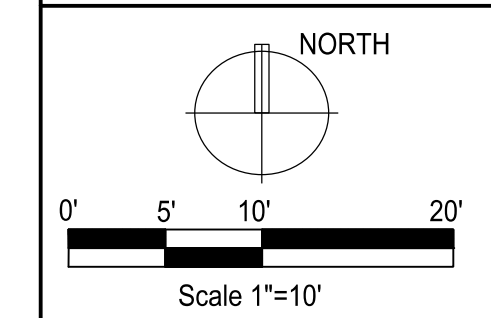
SITE DETAILS

Sheet No.

C600

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Elizabeth Link Peace Park Redevelopment
229 W. Gilman Street, Madison, WI

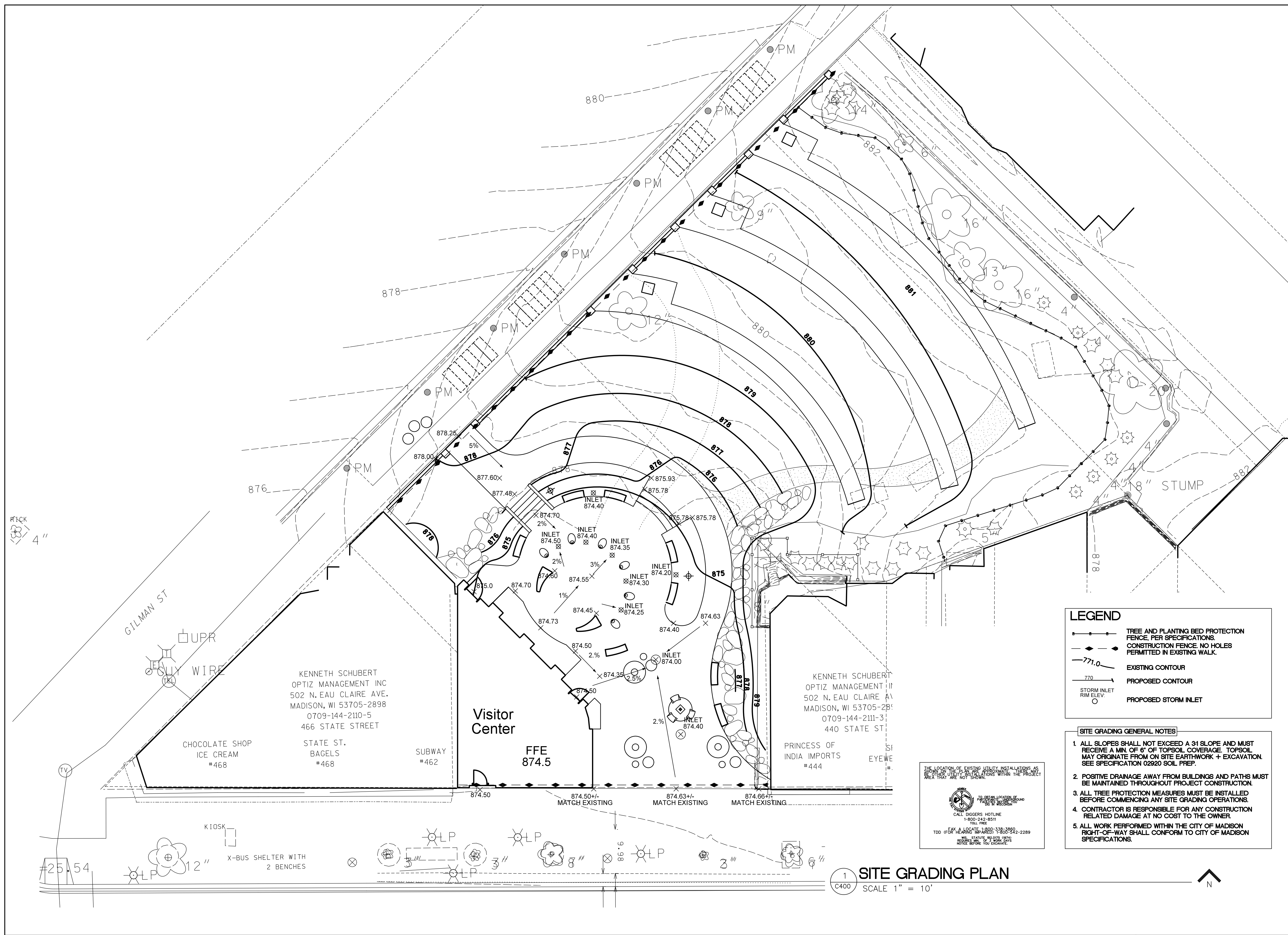


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SITE GRADING PLAN

Sheet No.
C400



LEGEND

- TREE AND PLANTING BED PROTECTION FENCE, PER SPECIFICATIONS.
- CONSTRUCTION FENCE, NO HOLES PERMITTED IN EXISTING WALK.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM INLET RIM ELEV. ○
- PROPOSED STORM INLET

- SITE GRADING GENERAL NOTES**
- ALL SLOPES SHALL NOT EXCEED A 3:1 SLOPE AND MUST RECEIVE A MIN. OF 6" OF TOPSOIL COVERAGE. TOPSOIL MAY ORIGINATE FROM ON-SITE EARTHWORK + EXCAVATION. SEE SPECIFICATION 02920 SOIL PREP.
 - POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PATHS MUST BE MAINTAINED THROUGHOUT PROJECT CONSTRUCTION.
 - ALL TREE PROTECTION MEASURES MUST BE INSTALLED BEFORE COMMENCING ANY SITE GRADING OPERATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ANY CONSTRUCTION RELATED DAMAGE AT NO COST TO THE OWNER.
 - ALL WORK PERFORMED WITHIN THE CITY OF MADISON RIGHT-OF-WAY SHALL CONFORM TO CITY OF MADISON SPECIFICATIONS.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THERE ARE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX & LOCATE 1-800-338-3950
TOD (FOR HEARING IMPAIRED) 1-800-542-2289
WI STATUTE #S 075, 0274
NOTICE: CALL 1-800-242-8511 BEFORE YOU EXCAVATE.

1 SITE GRADING PLAN
SCALE 1" = 10'

KENNETH SCHUBERT
OPTIZ MANAGEMENT INC
502 N. EAU CLAIRE AVE.
MADISON, WI 53705-2898
0709-144-2110-5
466 STATE STREET

CHOCOLATE SHOP
ICE CREAM
#468

STATE ST.
BAGELS
#468

SUBWAY
#462

Visitor Center
FFE
874.5

KENNETH SCHUBERT
OPTIZ MANAGEMENT II
502 N. EAU CLAIRE A
MADISON, WI 53705-289
0709-144-2111-3
440 STATE ST

PRINCESS OF
INDIA IMPORTS
#444

KIOSK
X-BUS SHELTER WITH
2 BENCHES

RTICK
4"

#25.54



KENNETH SCHUBERT
OPTIZ MANAGEMENT INC
502 N. EAU CLAIRE AVE.
MADISON, WI 53705-2898
0709-144-2110-5
466 STATE STREET

CHOCOLATE SHOP
ICE CREAM
#468

STATE ST.
BAGELS
#468

SUBWAY
#462

Visitor Center

KENNETH SCHUBERT
OPTIZ MANAGEMENT INC
502 N. EAU CLAIRE AVE.
MADISON, WI 53705-2898
0709-144-2111-3
440 STATE ST

PRINCESS OF
INDIA IMPORTS
#444

SPEX
EYEWEAR INC.
#440

432 STATE LLC
K MADISON PROPERTY MNGMNT
10 N CHARTER ST
0709-144-2112-1
434 STATE ST

B-SIDE
RECORDS
#436

SUNSHINE
DAYDREAM
#434

ROGER T. KAHN
P.O. BOX 532
MARINETTE, WI 54143-0532
0709-144-2113-9
428 STATE ST

THE HAPPY MEDIUM
#428

LEWIS & MARGARET TOPPLE TRUST
5418 OLD MIDDLETON RD #202
MADISON, WI 53705
0709-144-2114-7
422 STATE ST

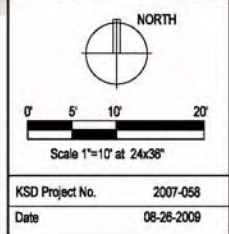
CHINS
#422

OSBORN TRUST,
EUGENE C ETAL
241 LANGDON ST. #101
MADISON, WI 53703-1275
0709-144-2115-5
418 STATE ST
FAIR TRADE
COFFEE
#418



Lisa Link Peace Park Proposed Site Plan Madison, WI

State Street





Consultants

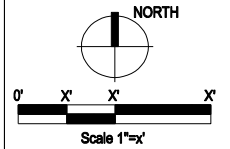
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1230 South Boulevard, Baraboo, WI 53913
608-356-2771 1-800-362-4505
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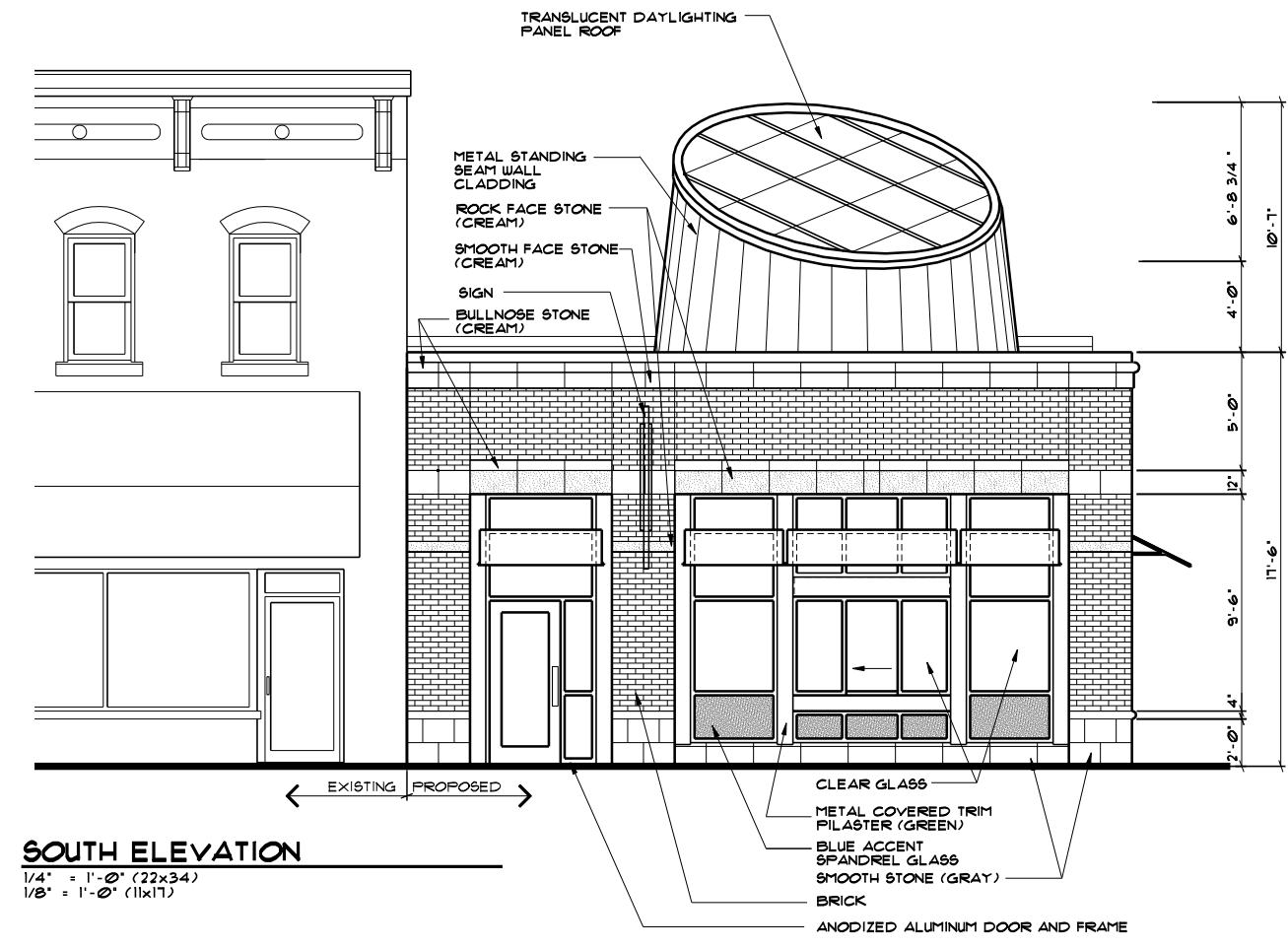
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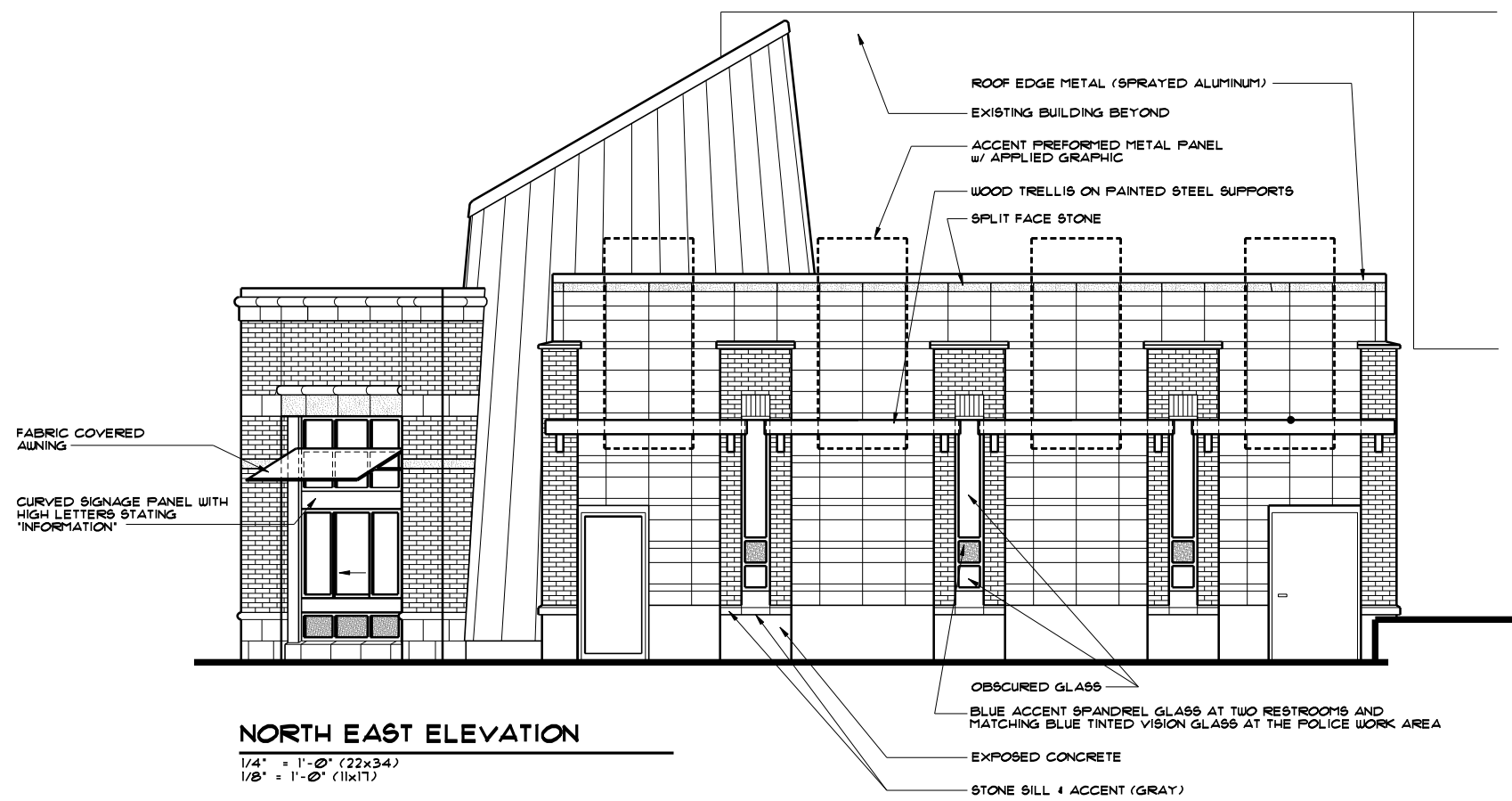
ELEVATIONS

Sheet No.

A200



SOUTH ELEVATION
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)



NORTH EAST ELEVATION
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)



PERSPECTIVE 1
NTS



PERSPECTIVE 2
NTS



PERSPECTIVE 3
NTS



PERSPECTIVE 4
NTS



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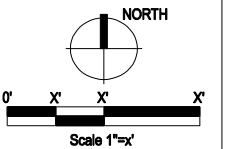
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PERSPECTIVES

Sheet No.

A300