



City of Madison

Proposed Demolition & Rezoning

Location

904 & 906 Regent Street and
909 - 913 College Court

Applicant

Tom Degen/Stu LaRose -
Eppstein Uhen Architects, LLC

From: R5 and C3 To: PUD(GDP-SIP)

Existing Use

Vacant Restaurant, Parking Lot
and Three Houses

Proposed Use

Demolish Restaurant and Three Houses and
Construct Mixed-Use Building with 65
Apartments and 4,200 Sq Ft of Retail Space

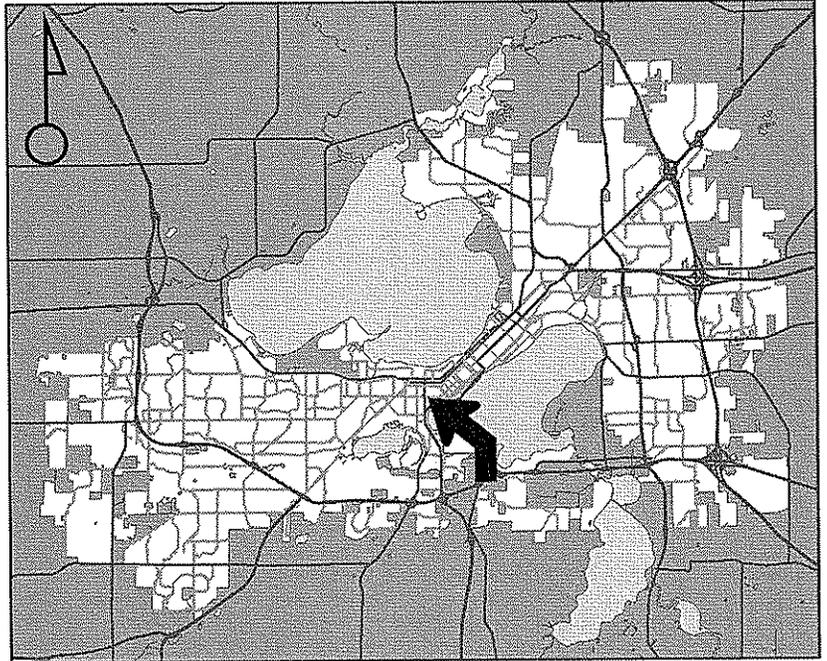
Public Hearing Date

Plan Commission

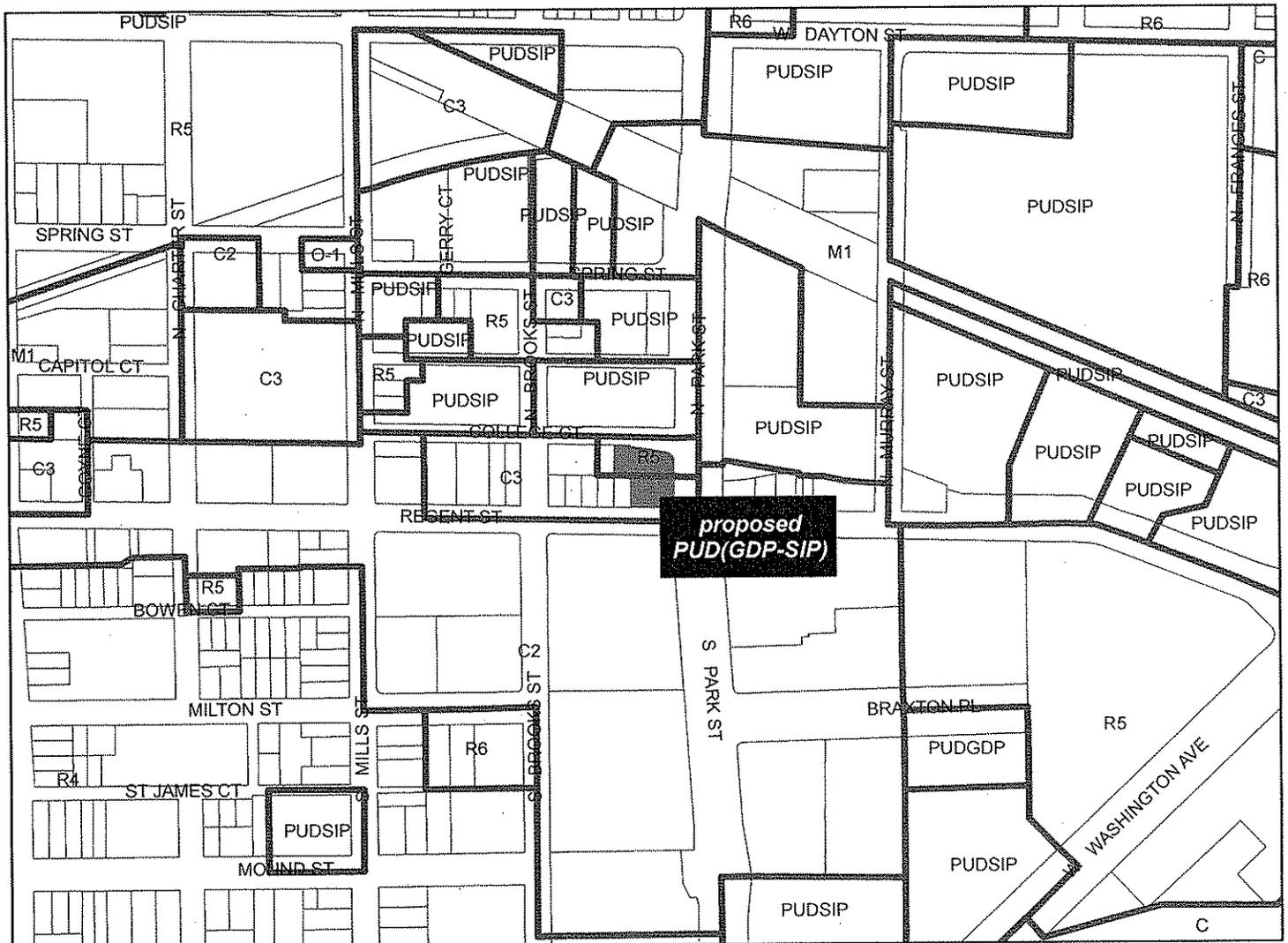
09 February 2009

Common Council

24 February 2009



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 January 2009





LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

OFFICE USE ONLY:	
Amt. Paid	\$1200 ⁰⁰ Receipt No. 96851
Date Received	12/10/08 -2401-1
Received By	JLK -2411-0 / 2402-9
Parcel No.	0709-232-2412-8/2403-7
Aldermanic District	8 - Eli Judge
GQ	CA, ALCHOLD, adj to landbank
Zoning District	C3, R5
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngrbrd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	12/10/08

1. Project Address: Parcels 1-5 e NW corner of Park & Regent Streets Project Area in Acres: 0.42

Project Title (if any): REGENT STREET 904, 906 Regent St.

2. This is an application for: (check at least one) 909-913 College Ct.

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input checked="" type="checkbox"/> Rezoning from <u>C3, R5</u> to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: TOM DEGEN Company: Park and Regent Development, LLC
DEGEN ASSOCIATES, LLC
 Street Address: 3518 BLACKHAWK DR. City/State: MADISON, WI Zip: 53705
 Telephone: (608) 238-1128 Fax: (608) 218-9514 Email: tdegen@tds.net

Project Contact Person: STU LAROSE Company: EPSTEIN UHEN ARCHITECTS, INC.
 Street Address: 333 E. CHICAGO ST. City/State: MILWAUKEE, WI Zip: 53202
 Telephone: (414) 291-8172 Fax: (414) 271-7794 Email: stuartl@euh.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 6 STORY 65 UNIT APARTMENT BUILDING OVER GROUND FLOOR RETAIL SPACE AND PARKING, WITH (1) LEVEL OF UNDERGROUND PARKING.

Development Schedule: Commencement SUMMER 2009 Completion JULY 2010

5. Required Submittals:

- ✓ **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - *Seven (7) copies* of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - *Seven (7) copies* of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - *One (1) copy* of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- ✓ **Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- ✓ **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- ✓ **Filing Fee: \$1,200.** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- ✓ For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- ✓ A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- ✓ **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: REGENT ST. - SOUTH CAMPUS NEIGH. Plan, which recommends: COMPREHENSIVE PLAN - NEIGHBORHOOD MIXED USE for this property.
- ✓ **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
 - REGENT ST. - SOUTH CAMPUS NEIGH. ELI JUDGE, REGENT ST. - SOUTH CAMPUS, 10/9/08
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- ✓ **Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 - Planner KEVIN FINCHOW Date 10/3/08 | Zoning Staff DAT Date 10/2/08

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name STUART LaROSS Date 12/10/08
 Signature [Signature] Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner [Signature] Date 12/10/08

**Regent Street Mixed-Use
Letter of Intent
To: The City of Madison Plan Commission**

The Regent Street Mixed-Use project – Apartment Housing and Retail, is located at the Northwest corner of Regent Street and North Park Street in Madison, Wisconsin. The site occupies parcels 1-5 within the corner and is located within aldermanic district 8. The density of 65 apartment units over approximately 4,200 square feet of retail space is consistent with the Regent Street South Campus – Neighborhood Plan for the property. The building height of 6-stories also conforms to the plan. We have met with the DAT committee in Madison over the past couple of months and we have had preliminary meetings with planning staff and traffic engineering. In addition, we have met with Alderpersons Eli Judge and Julie Kerr to discuss the design. The goal of the project is to offer an architecturally pleasing and quality constructed housing alternative for upperclassmen attending UW and young professionals in the Madison area.

1. The name of the project: Regent Street Mixed-Use
2. Construction schedule: Summer 2009 – July 2010
3. Description of existing conditions: A vacant Josie's Restaurant sits along Regent Street, with a surface parking lot at the Park & Regent intersection. Three existing wood frame single family homes exist along College Court on the north side of the site.
4. Owner: Park & Regent Development, LLC - Contact: Tom Degen
5. Contractor: CG Schmidt
6. Architect: Eppstein Uhen Architects, Inc. – Contact: Stuart LaRose, AIA
7. Landscape Architect: RA Smith/National - Contact: Tom Mortensen
8. Civil Engineer: JSD Professional Services, Inc. – Contact: Wade P. Wyse
9. Owner Representative: Tom Degen, Park & Regent Development, LLC
10. Uses of Building: 65 apartment units housed within floors 2 – 6, ranging in size from 588 SF to 1,533 SF. The project will be completed in one phase. Covered parking for approximately 53 cars will be provided for apartment renters and retail customers. 86 spaces for bicycle parking will be accommodated within the lower level parking and ground floor at Park Street. Common amenities include vending and laundry space on the housing floors.
11. Total gross square footage: 114,147 SF
12. Square footage (acreage) of the site: 0.42 acres – 18,457 SF
13. Total number of dwelling units = 65
14. Number of bedrooms per unit = One, two, three, four, and five bedroom units
15. Trash Removal: The facility management shall provide trash removal for the residents. A private trash hauler will be contacted to pick up trash on a recurring basis.
16. Snow removal and maintenance for project: Snow removal and maintenance is provided by the facility management.

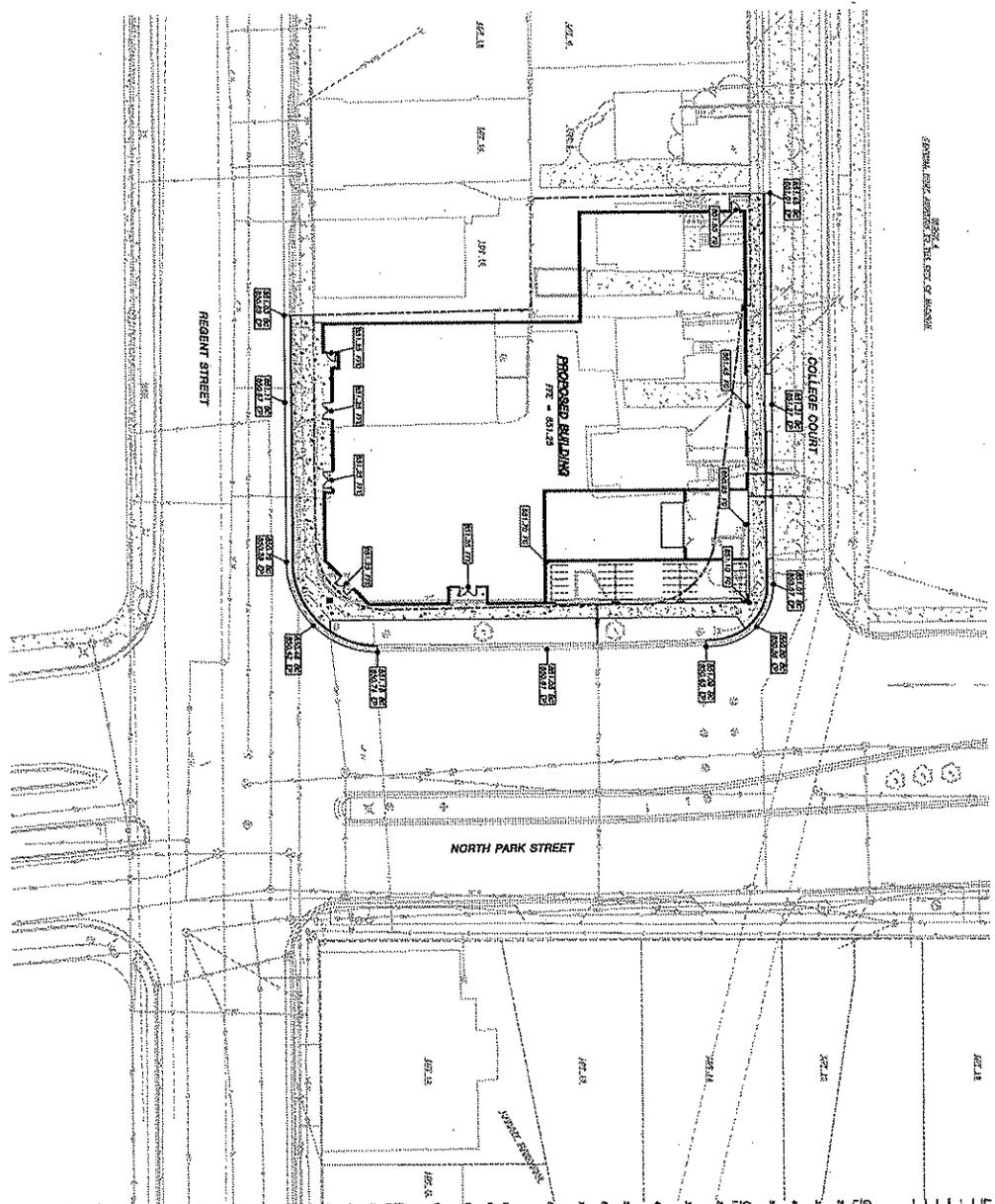
ZONING TEXT PUD - GDP/SIP

Regent Street Mixed-Use
Parcels 1-5 of NW corner of Regent & Park Streets
Madison, Wisconsin

Legal Description: The lands subject to this planned unit development shall include those described in the site survey/legal description, attached hereto.

- A. **Statement of Purpose:** This zoning district will be established to allow for the construction of mixed-use apartments and retail space with underground parking.
- B. **Permitted Uses:**
 - 1. The apartment housing and retail uses are permitted per the Regent Street – South Campus Neighborhood Plan
 - 2. Underground accessory parking use is permitted per the neighborhood plan
- C. **Lot Area:** As stated in the site survey/legal description, attached hereto
- D. **Building Height:**
 - 1. Maximum height is 8 stories or 116', whichever is less per the Regent Street – South Campus Neighborhood Plan
 - 2. Minimum building height is 3 stories per the neighborhood plan
 - 3. Proposed building height is 6 stories
- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans
- G. **Lighting:** Site lighting will be provided as shown on approved plans
- H. **Signage:** Signage package for the development requires Urban Design Commission approval.
- I. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinances.
- J. **Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

GENERAL NOTE: SEE SHEET C200 FOR THE CITY OF MANASSAS

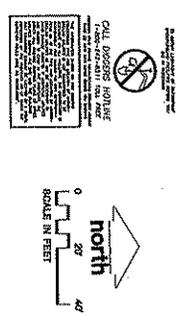


LEGEND (PROPOSED)

Proposed Building	Proposed Building
Proposed Easement	Proposed Easement
Proposed Setback	Proposed Setback
Proposed Utility	Proposed Utility
Proposed Storm	Proposed Storm
Proposed Sewer	Proposed Sewer
Proposed Water	Proposed Water
Proposed Gas	Proposed Gas
Proposed Electric	Proposed Electric
Proposed Fiber	Proposed Fiber
Proposed Other	Proposed Other

- GENERAL NOTES**
1. REFER TO OTHER SHEETS FOR EXISTING CONDITIONS, NOTES AND LEGEND.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MANASSAS SUBMITTED SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 3. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED TO ORIGINAL DEPTH AND CONDITION UNLESS OTHERWISE NOTED.
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- UTILITY NOTES**
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- GRADING AND SEEDING NOTES**
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PROGRESS DOCUMENTS

PROJECT NUMBER: 12962

DATE: 12/20/20

GRADING, UTILITY, & EROSION CONTROL PLAN

C200

REVISIONS

NO.	DATE	DESCRIPTION
1	12/20/20	Issue for Review
2	12/20/20	Issue for Review

PROJECT MANAGER

ISSUANCE AND DISBURS

Bid Package

Enter address here

JSD Professional Services, Inc.

14000 WOODBURN DRIVE
 SUITE 100
 WOODBURN, VA 22191
 (703) 221-1100

Park & Regent

Mixed-Use

epsiln | urban | architects

1111 15th Street, NW
 Suite 1100
 Washington, DC 20004
 (202) 462-1100

Legend

Proposed Building

Proposed Easement

Proposed Setback

Proposed Utility

Proposed Storm

Proposed Sewer

Proposed Water

Proposed Gas

Proposed Electric

Proposed Fiber

Proposed Other

PROGRESS DOCUMENTS

PROJECT NUMBER: 12962

DATE: 12/20/20

GRADING, UTILITY, & EROSION CONTROL PLAN

C200

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C200

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PROJECT NUMBER: 12962

DATE: 12/20/20

GRADING, UTILITY, & EROSION CONTROL PLAN

C200

LN



appstein urban · architects
 ARCHITECTS
 1100 UNIVERSITY AVENUE
 SUITE 1000
 WASHINGTON, DC 20004
 TEL: 202.462.1100
 FAX: 202.462.1101
 WWW.AURBANARCHITECTS.COM

PROJECT INFORMATION
Park & Regent
 Mixed-Use

ISSUANCE AND REVISIONS

UDC SUBMITTAL

NO.	DATE	DESCRIPTION

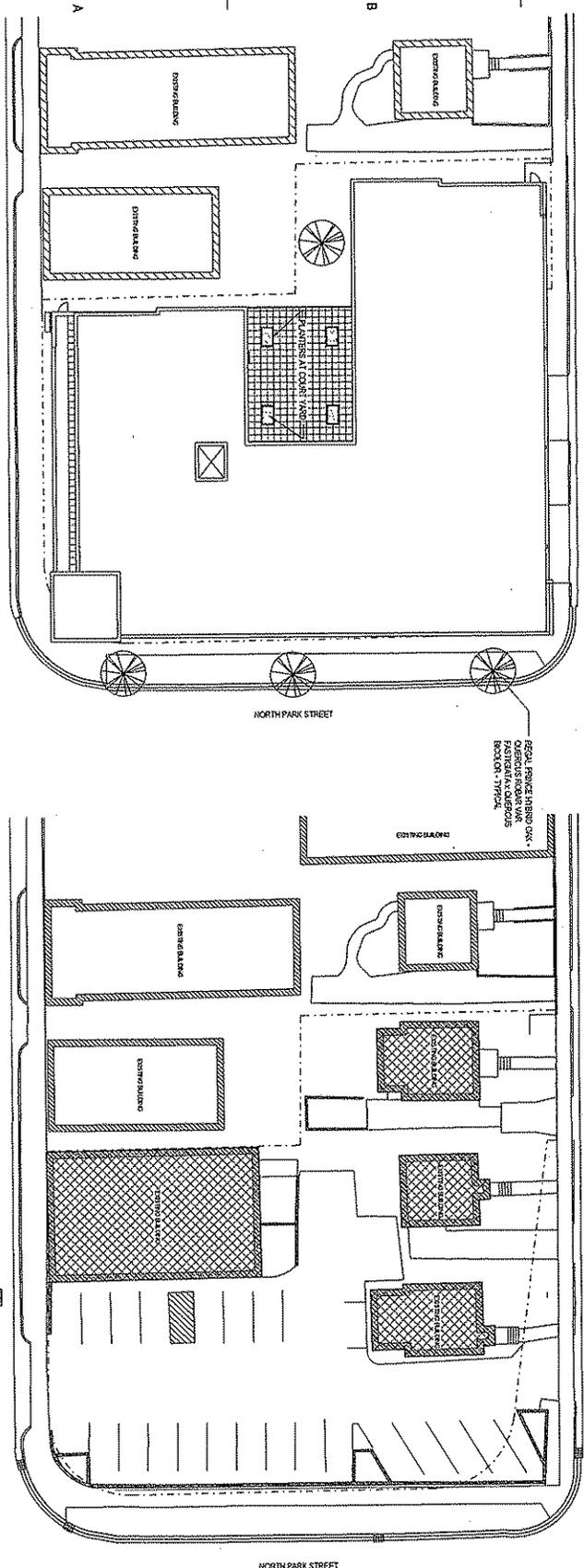
SHEET INFORMATION

PROGRESS DOCUMENTS

Not for construction. This drawing is for informational purposes only. It is not to be used for construction. It is not to be used for construction. It is not to be used for construction.

PROJECT NUMBER: 180412Z
 PROJECT NAME: 180412Z
 DATE: JANUARY 21, 2018

SITE DEMOLITION /
 LANDSCAPE PLANS
AS100



A1 LANDSCAPE PLAN

A4 SITE DEMOLITION PLAN

DATE: JANUARY 21, 2018

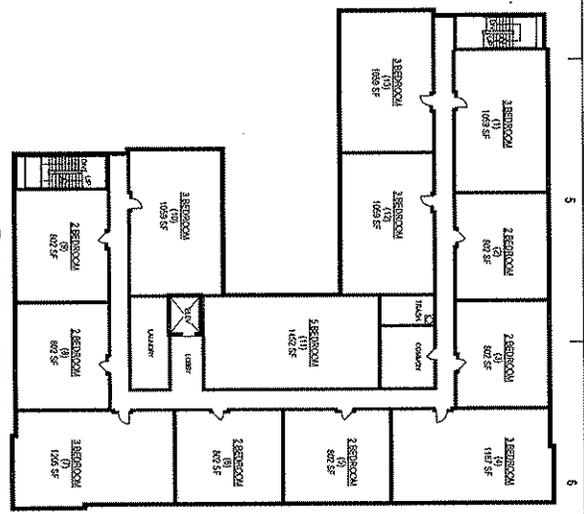
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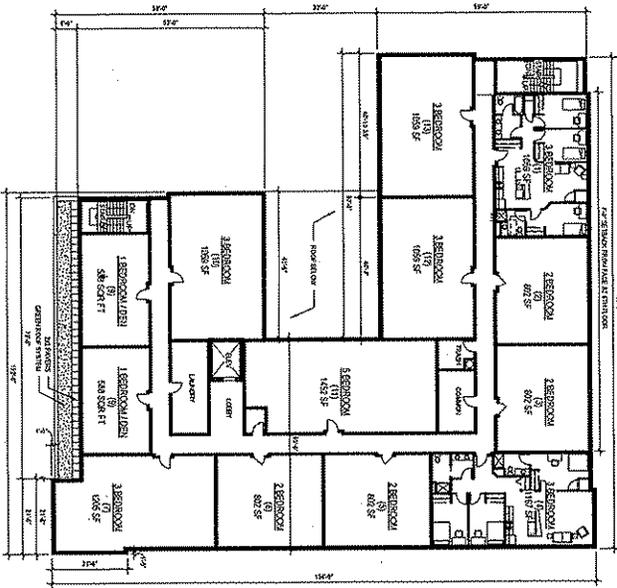
appstein urban · architects
 architects 3117 WEST CANTON STREET
 CHICAGO, ILLINOIS 60644
 312.467.3900
 www.appstein.com
 PROJECT NO. 10101
 DATE: 01/20/12

PROJECT INFORMATION
 Park & Regent
 Mixed-Use

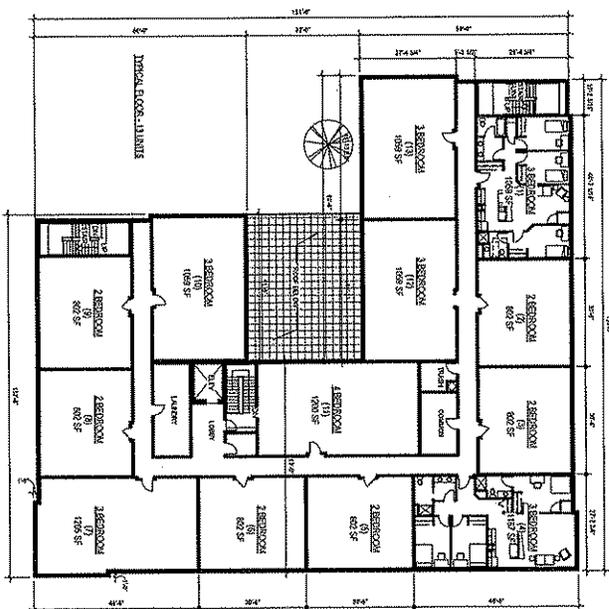
(C) FLOOR PLAN - LEVELS 3 & 4



(A2) FLOOR PLAN - LEVEL 5 (6TH FLOOR SIMILAR)



(A4) FLOOR PLAN - LEVEL 2



ISSUANCE AND REVISIONS
 UDC SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION

SHEET INFORMATION
 PROJECT NUMBER: 10101/02
 DATE: JANUARY 21, 2012

PROGRESS DOCUMENTS
 PROJECT NUMBER: 10101/02
 DATE: JANUARY 21, 2012

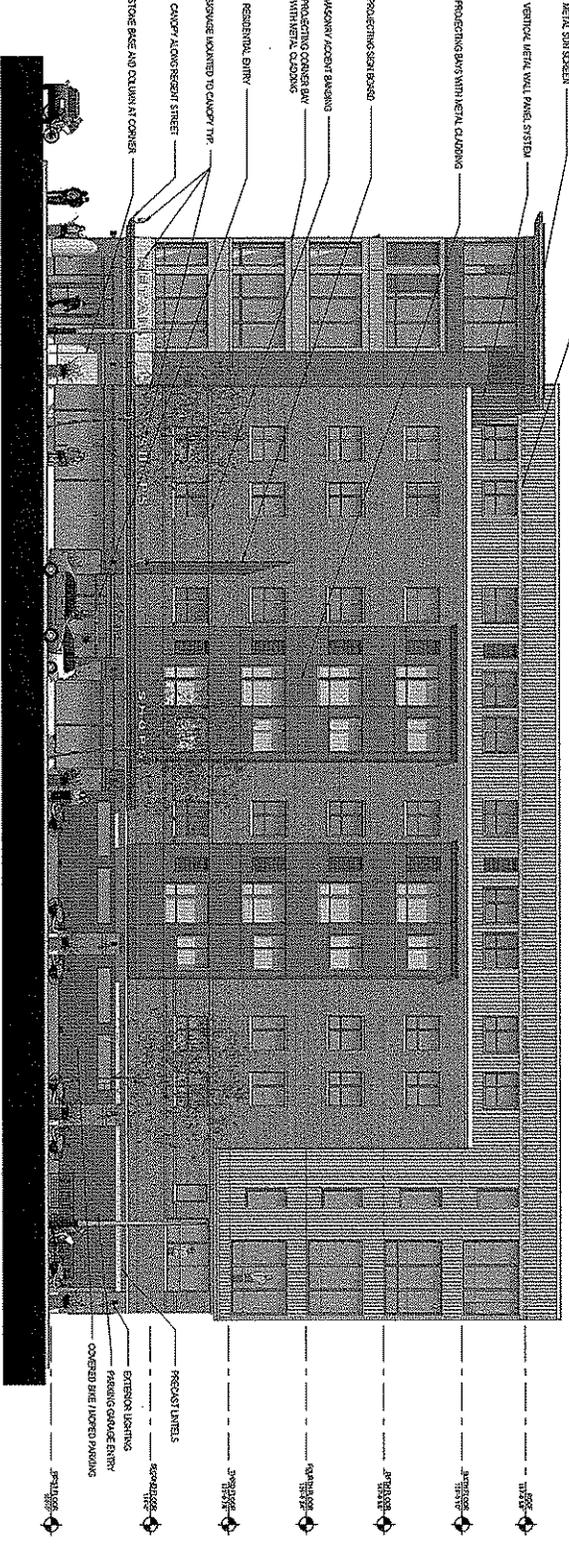
LIVING FLOOR PLANS
A101

APPSTEIN URBAN ARCHITECTS, INC.

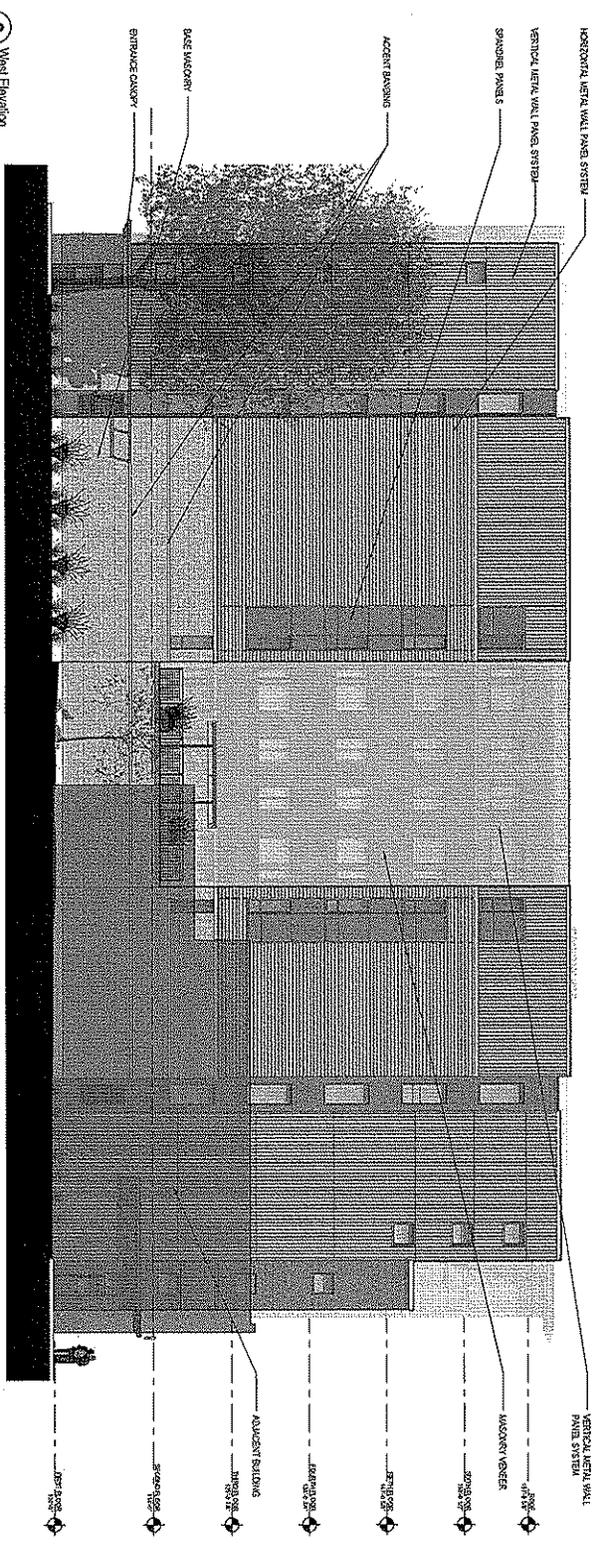


eppstein uban : architects
 ARCHITECTS
 137 EAST CENTER STREET
 SUITE 200
 DENVER, COLORADO 80202
 TEL: 303.733.8800
 FAX: 303.733.8801
 WWW.EURADENVER.COM

PROJECT INFORMATION
 Park & Regent
 Mixed-Use



1 East Elevation



2 West Elevation

ISSUANCE AND REVISIONS
 UDC SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION

SHEET INFORMATION
PROGRESS DOCUMENTS
 This document is a preliminary design document. It is not intended for construction. It is subject to change without notice. It is not to be used for any other purpose without the written consent of the architect.

PROJECT MANAGER
 PROJECT NUMBER: 1884-02
 DATE: JANUARY 21, 2009

EXTERIOR ELEVATIONS
A200

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151



euro architects
 333 EIGHTH STREET
 PITTSBURGH, PA 15219
 TEL: 412.261.1111
 FAX: 412.261.1112
 WWW.EUROARCHITECTS.COM

PROJECT INFORMATION
Park & Regent
 Mixed-Use

REVIEWS AND REVISIONS
 UDC SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/11	REVISION

SHEET INFORMATION

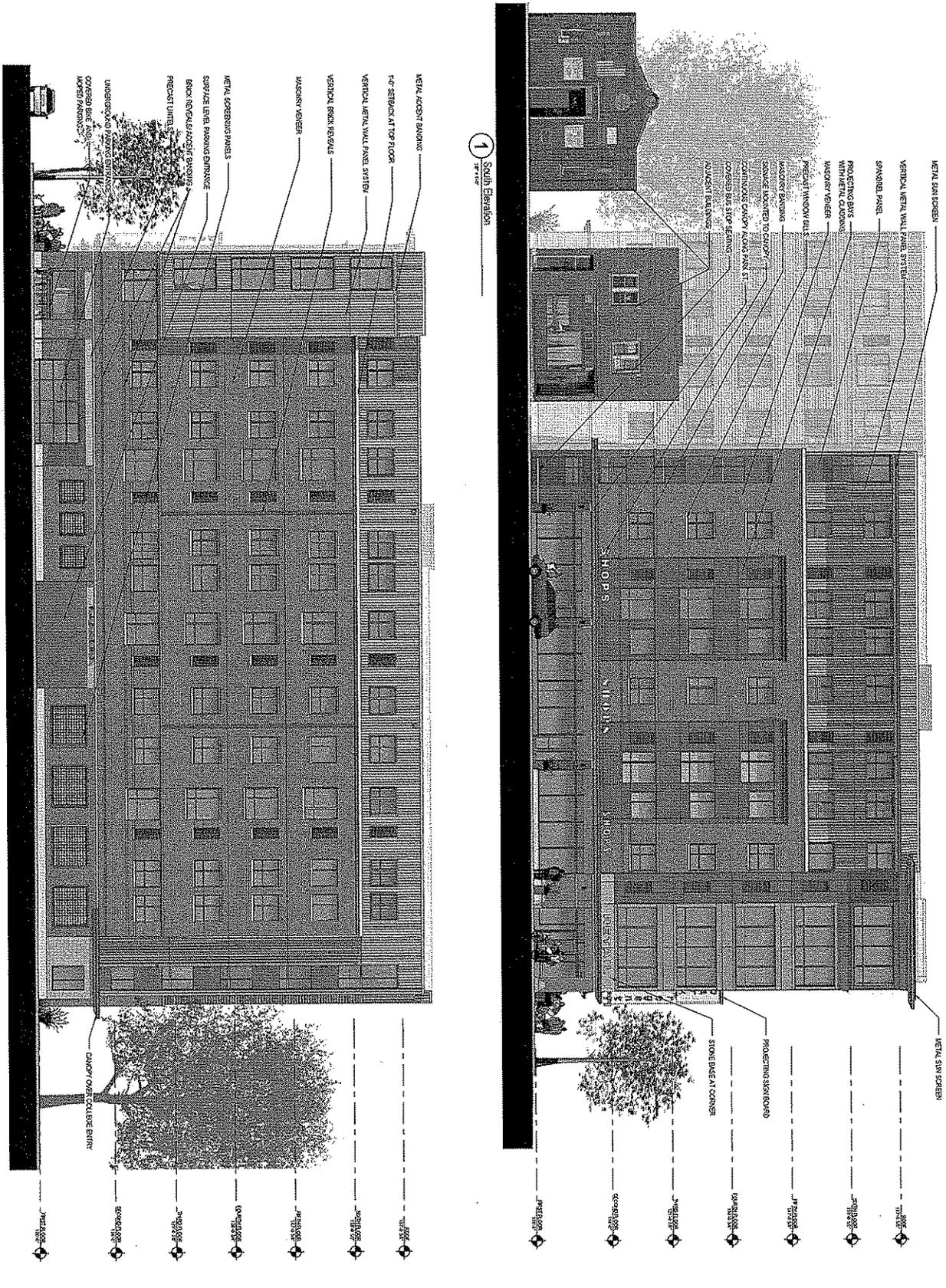
PROGRESS DOCUMENTS

This document is for informational purposes only. It is not to be used for construction. The final design shall be the approved set of construction documents.

PROJECT NUMBER 15204/02
DATE JANUARY 21, 2012

EXTERIOR ELEVATIONS
A201

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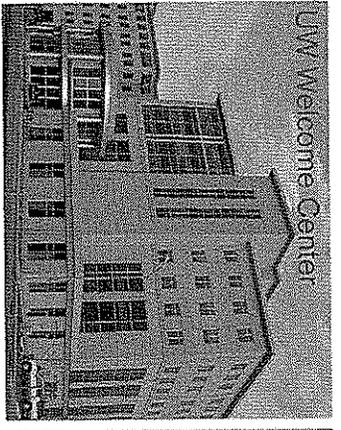


1 North Elevation

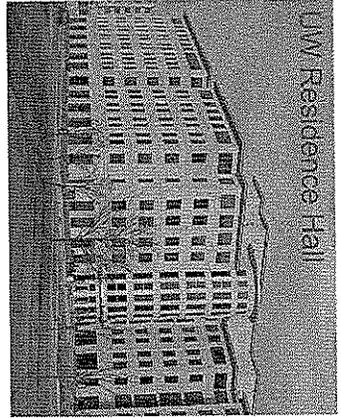


epstein | urban | architects
 717 WEST SOUTHWEST
 SUITE 1000
 DENVER, COLORADO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
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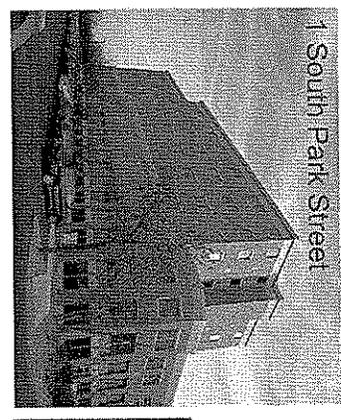
PROJECT INSPIRATION
 Park & Regent
 Mixed-Use



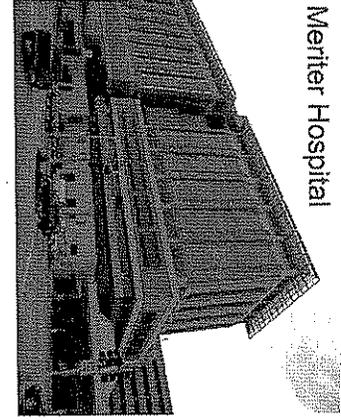
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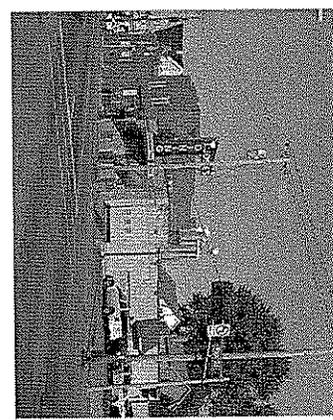
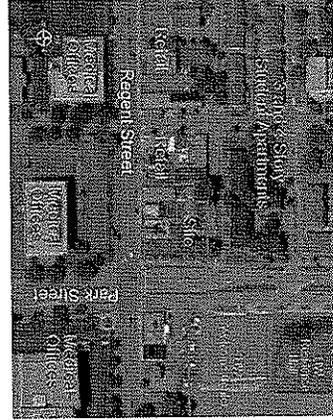
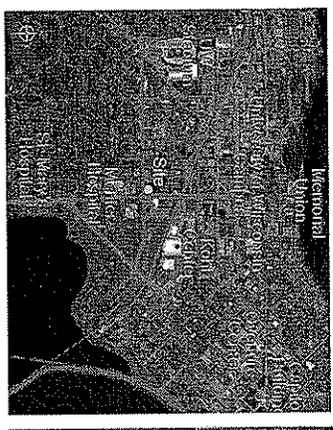
UW Residence Hall



South Park Street



Meriter Hospital



SCALE AND DIMENSIONS
 UDC SUBMITTAL

REVISIONS

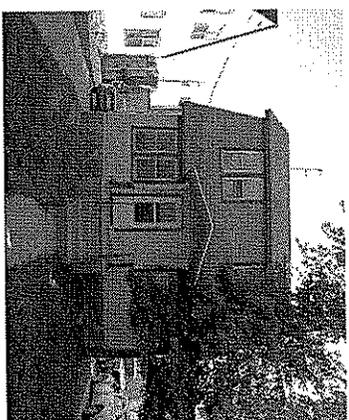
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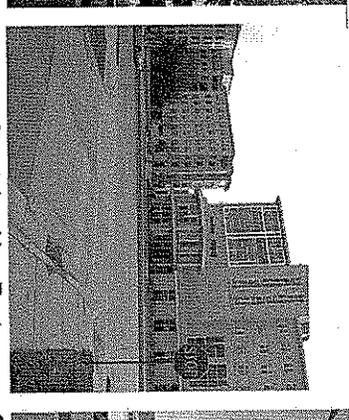
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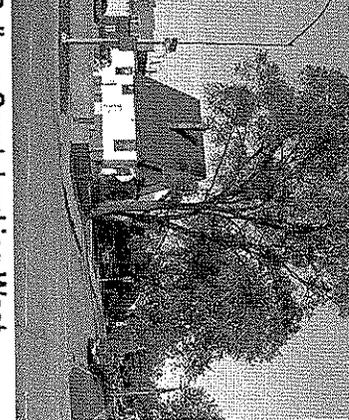
College Court: Looking North



College Court: Looking South



College Court: Looking East



College Court: Looking West

1 2 3 4 5 6

19



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PROJECT INFORMATION
Park & Regent
Mixed-Use

ISSUANCE AND REVISIONS
UDC SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS

This document is for informational purposes only and does not constitute a contract. It is subject to change without notice and shall not be used for construction purposes.

PROJECT MANAGER: [Name]

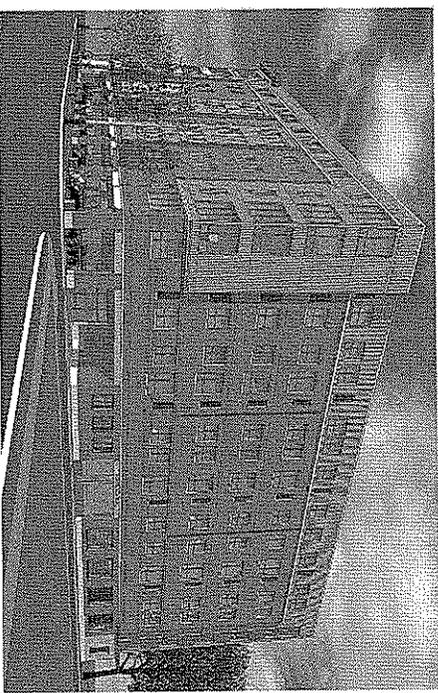
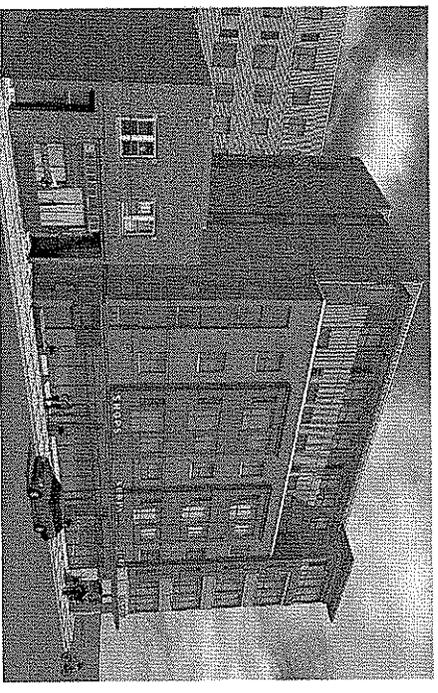
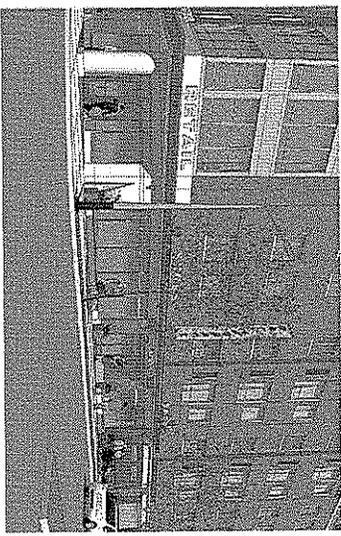
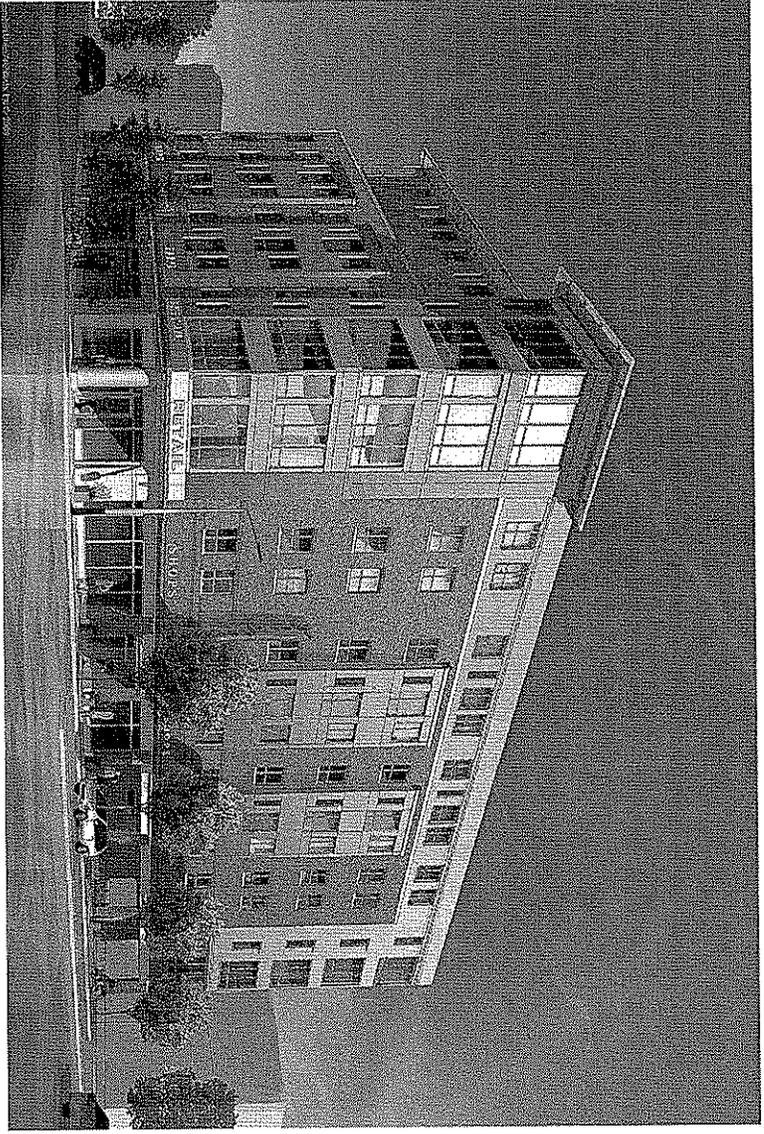
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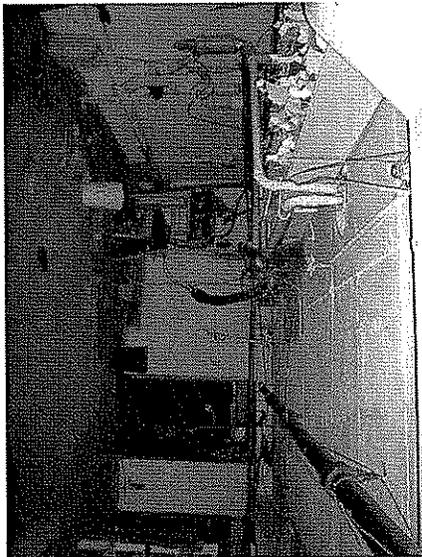
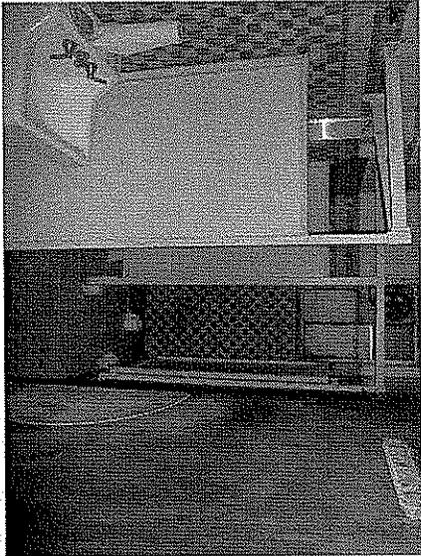
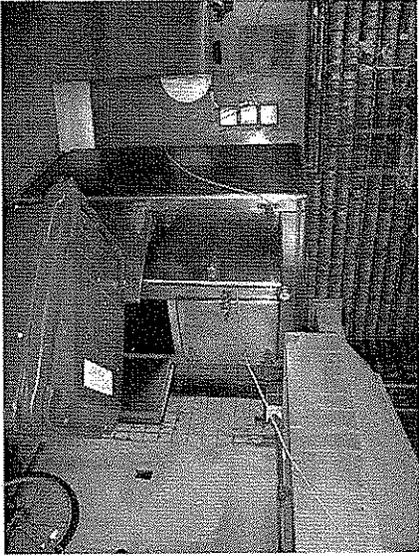
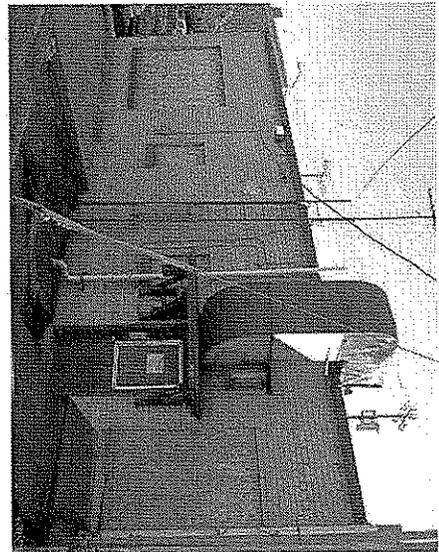
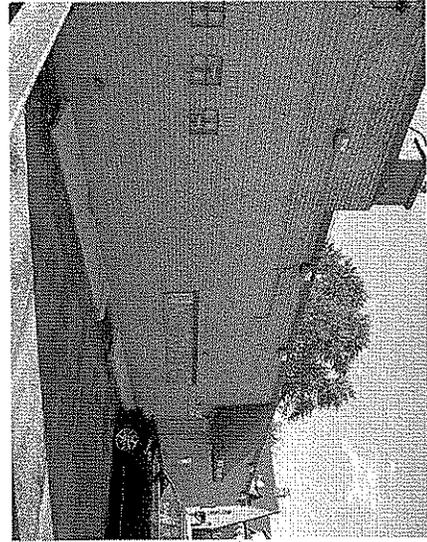
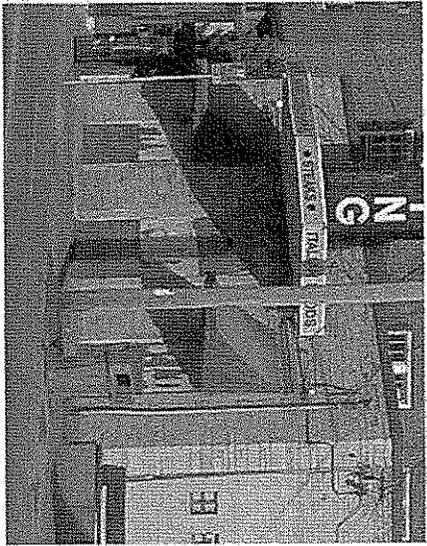
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3D VIEWS

A203

EGGSTHIN URBAN ARCHITECTS, INC.

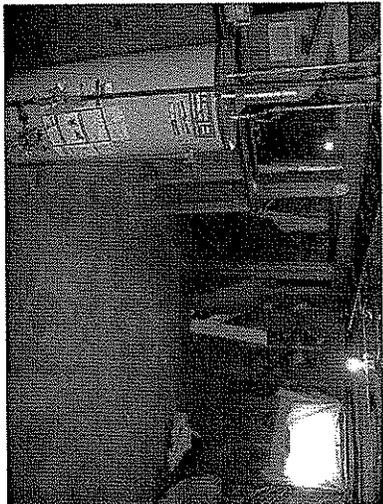
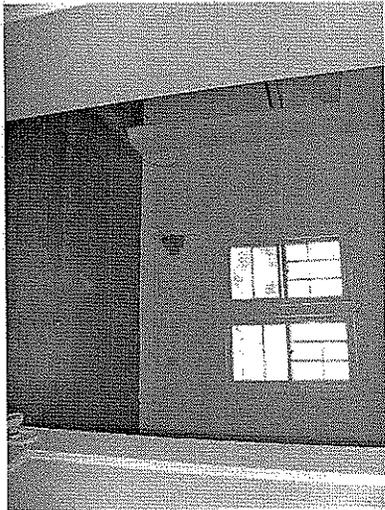
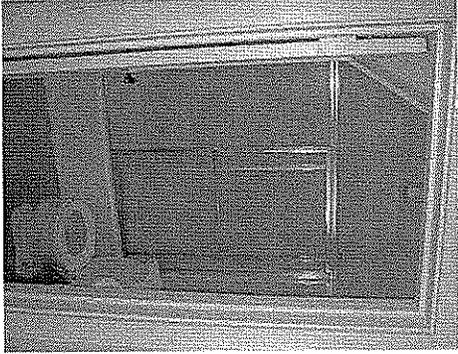
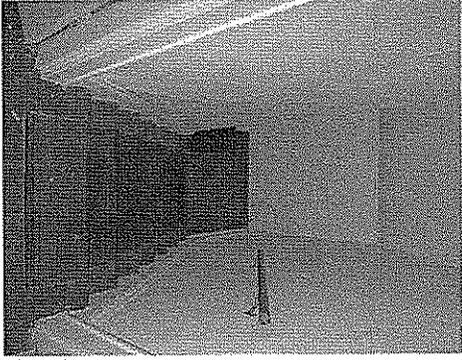
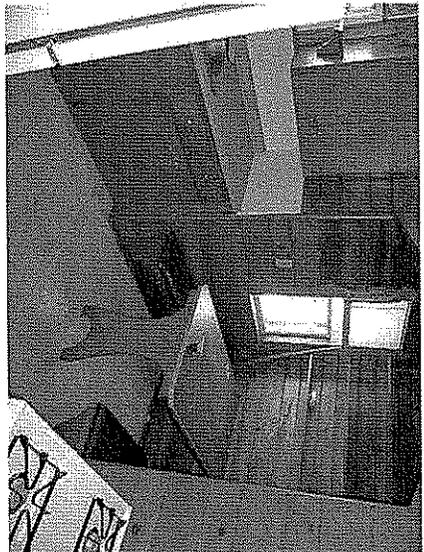
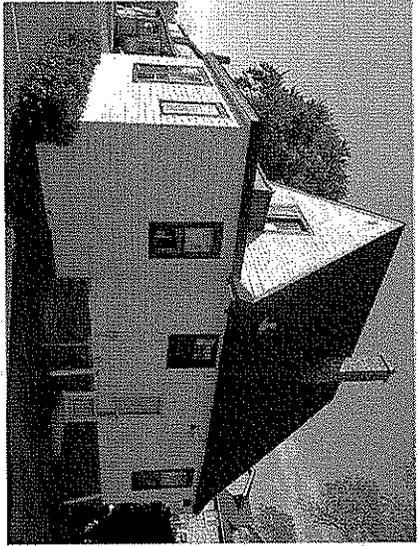
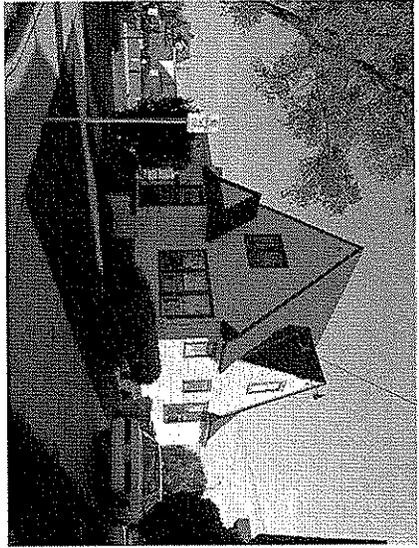




Demolition Permit: 904 & 906 Regent St.

Park & Regent Mixed-Use

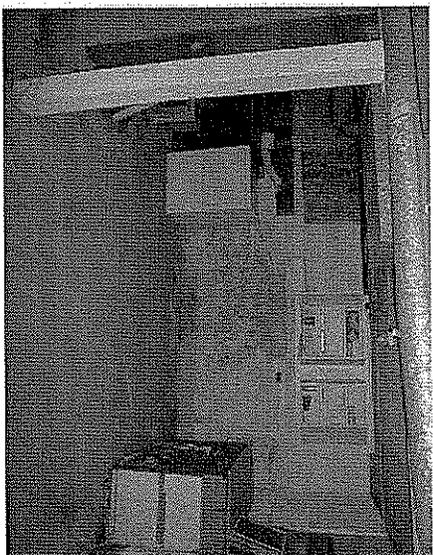
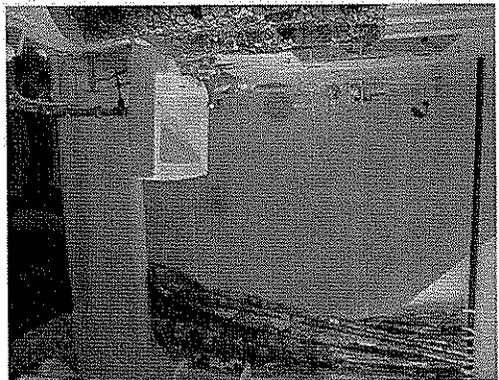
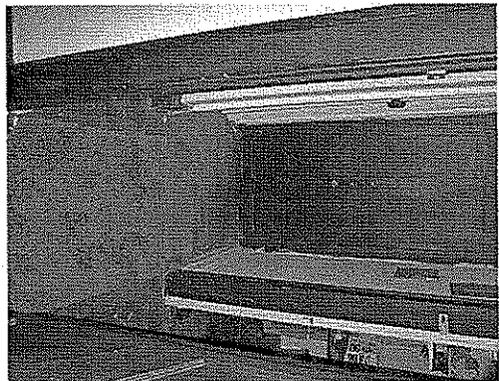
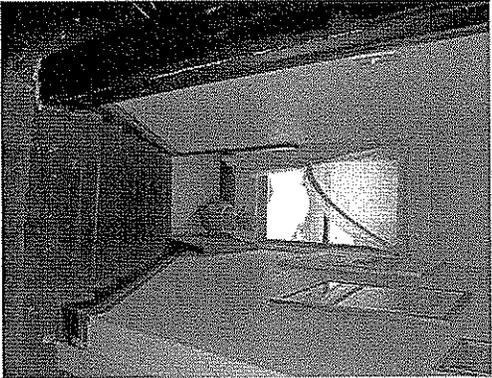
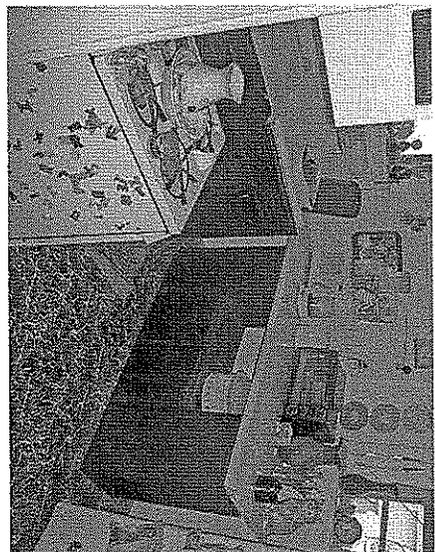
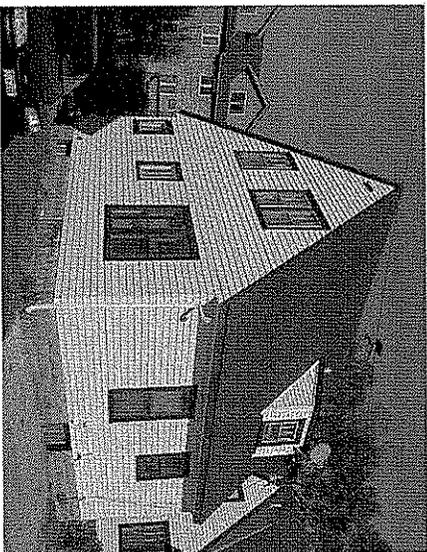
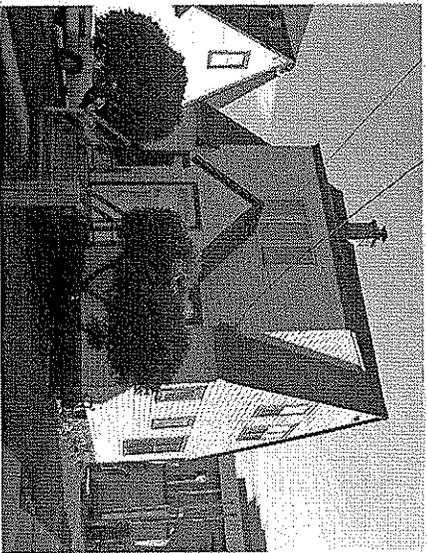




Demolition Permit: 909 College Ct.

Park & Regent Mixed-Use

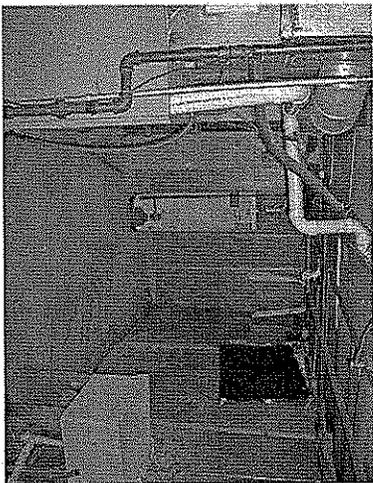
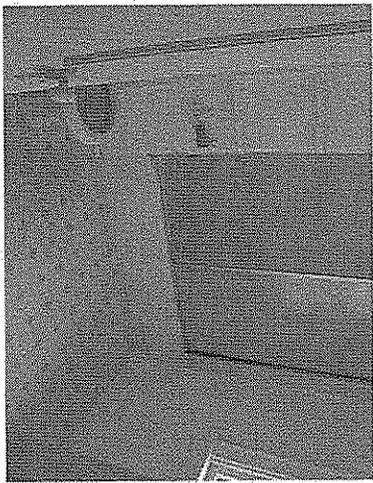
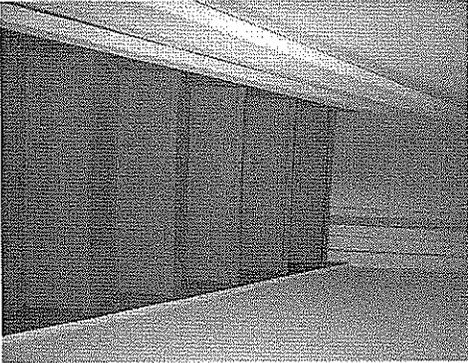
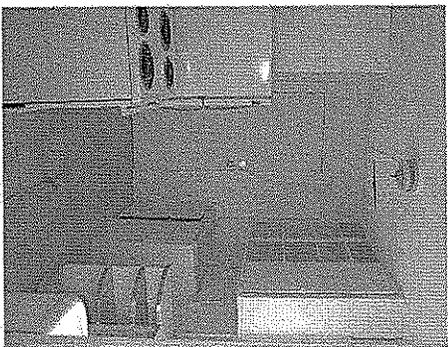
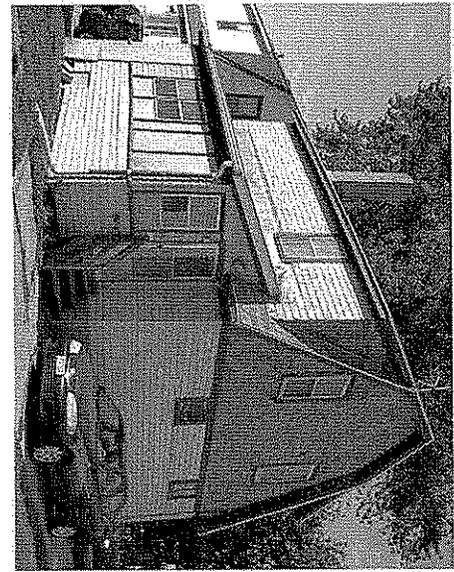
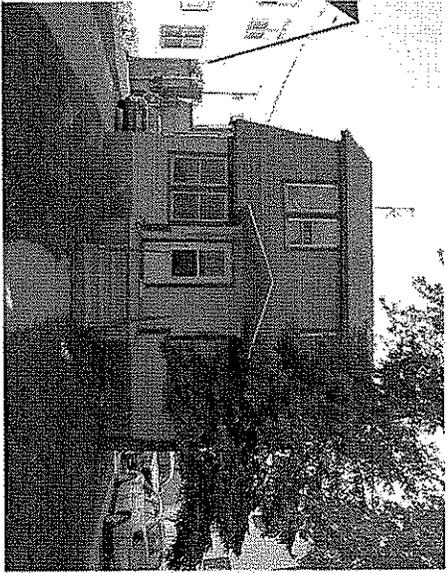




Demolition Permit: 911 College Ct.

Park & Regent Mixed-Use





Demolition Permit: 913 College Ct.

Park & Regent Mixed-Use

Firchow, Kevin

From: Stuart LaRose [stuartl@eua.com]
Sent: Tuesday, January 20, 2009 3:32 PM
To: Firchow, Kevin
Cc: Tom Degen; Dale Streitenberger; Michael Mazmanian
Subject: Regent Street Mixed Use - College Court Elevation

Kevin,

As a follow-up to our meeting Friday 1/9/09, we wanted to clarify the project constraints if we were to setback the building 10' from College Court and step-back the building 15' on floors 4, 5, and 6 on the same north elevation. From a ground floor and lower level parking standpoint we would lose 25 of the 52 parking stalls from the setback alone. This includes stalls lost from shifting the trash room further inboard. The ramp to the lowest parking level would also need to shift inboard, pinching the lower level turning radius. The only solution to the pinch point would be to eliminate 3 additional lower level parking stalls for a total loss of 28 stalls. The total bicycle stalls lost would be 26 of the 86 planned. Given the amount of lost automobile and bicycle parking due to the setback, we feel that we would not have adequate parking for a project of this size.

Stepping back the north facade at the top three floors reduces the width of 12 apartment units to the point where the only workable solution would be to eliminate 12 bedrooms and reduce the depth of the living rooms and kitchens for the 12 units. This solution is unworkable, as the living rooms and kitchens simply become too small.

In addition, please see the attached shadow studies illustrating the impact of our proposed development to the property directly north across College Court. We have shown our current 6-story building height on the left, and the allowable 10-story height to the right for each of three times during the year. Please notice we have significantly less shadow cast in our 6-story option as opposed to the allowable 10-story option. Tom Degen has not maximized the allowable height in order to respect the surrounding urban context, and to minimize the impact of the shadows cast. Of additional note is the fact that the setback relief described in the Regent Street - South Neighborhood Guidelines along College Court is better suited to the surrounding narrower streets described in the guidelines. Please note that College Court is 42' wide. The streets mentioned in the guidelines which require similar setbacks and stepbacks as College Court are Fahrenbrook - 30' wide, Randall Court - 26', Bowen Court - 30', and Capitol Court - 30'. We feel strongly that the width of College Court assists greatly in reducing the amount of shadow cast on its own merits, without the need for additional setbacks and stepbacks.

Lastly, we want to reiterate the the main point we take from the guidelines, that of the gateway presence on the intersection of Regent and Park. Tom Degen has gone to great lengths to reinforce the need to have a strong presence at the corner to mark the start of the Regent Street neighborhood. This is a high profile intersection, and the desire to hold the corner and provide a prominent vertical element is crucial to the projects success.

We trust that this information is helpful for the planning department to make a positive recommendation to the plan commission.

Thank you in advance for your review, and feel free to contact us if you have further questions.

Stu LaRose, AIA

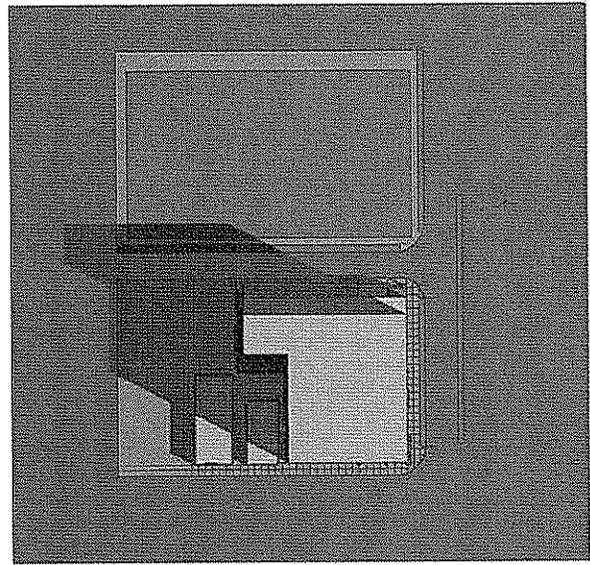
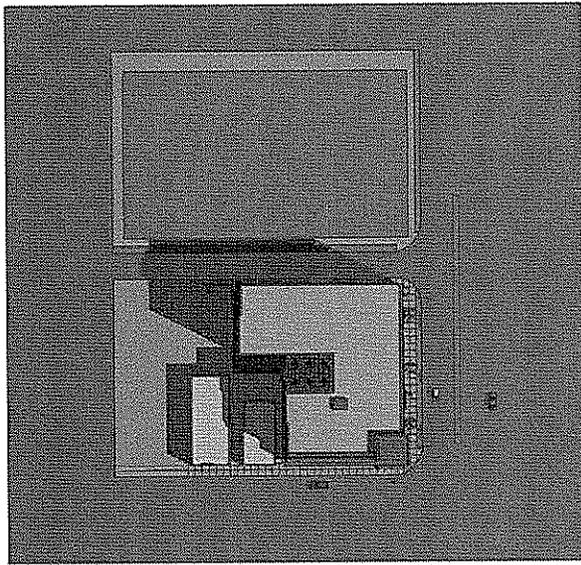
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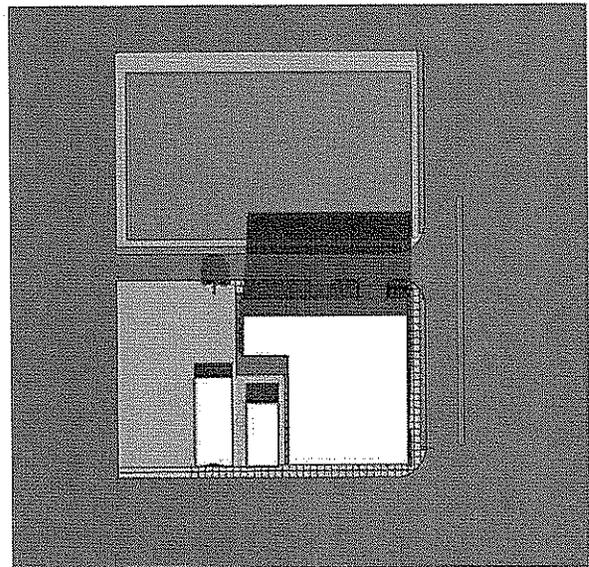
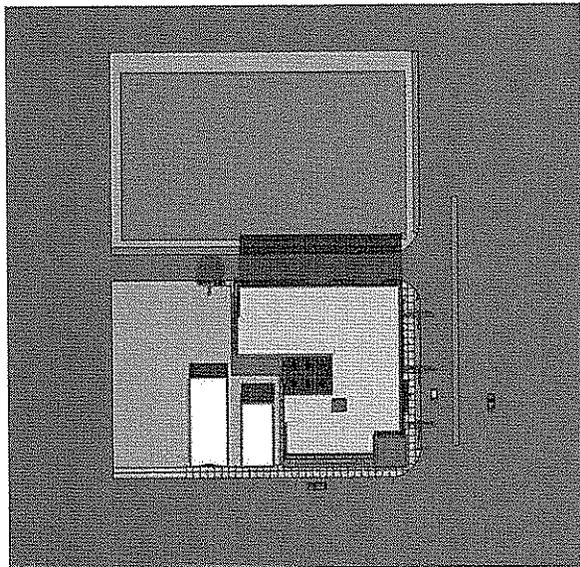
epstein urban : architects

333 East Chicago Street : Milwaukee, Wisconsin 53202 : direct 414.291.8172 : cell 414.430.0120 : fax 414.271.7794
 milwaukee : madison : www.eua.com

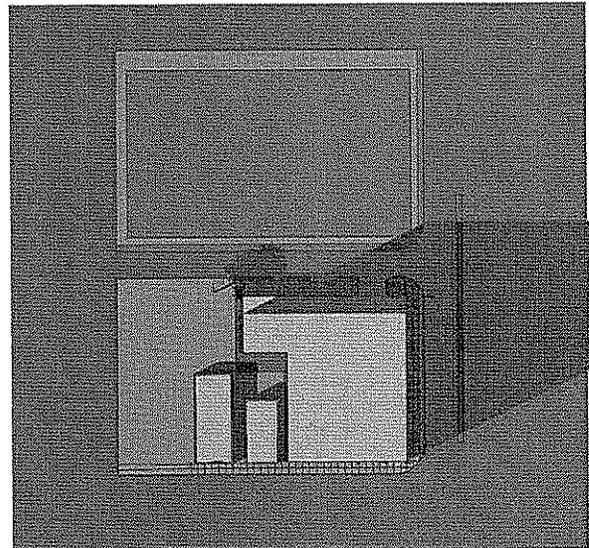
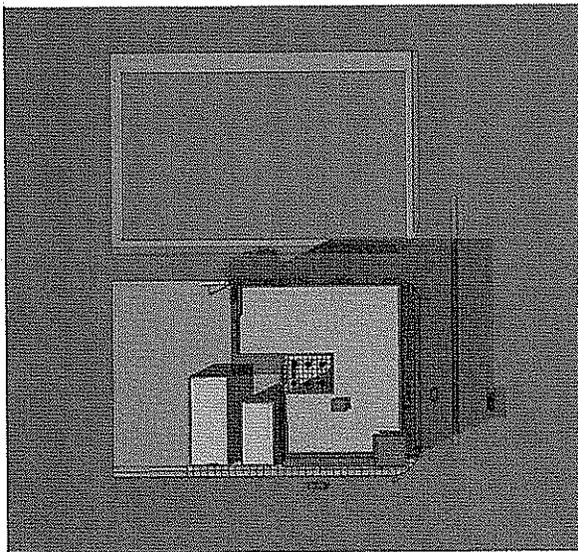
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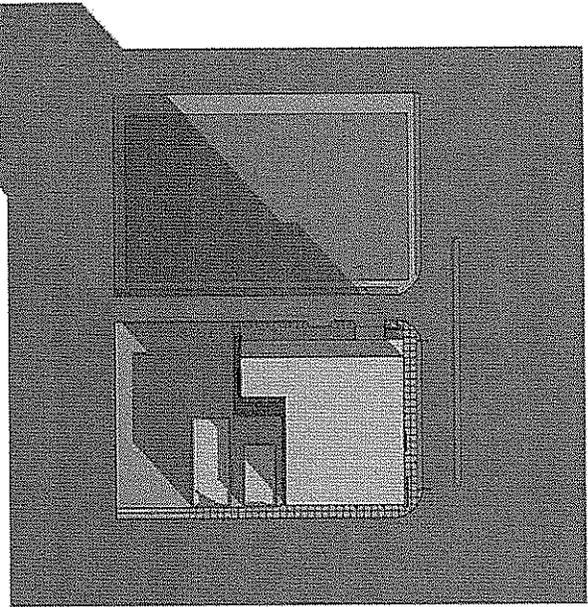
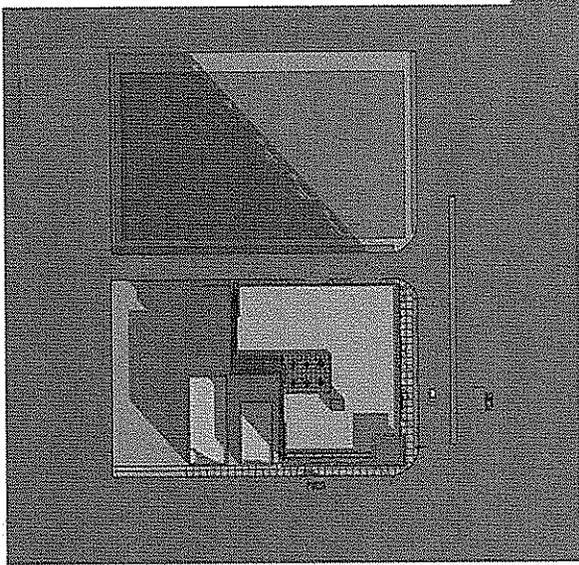
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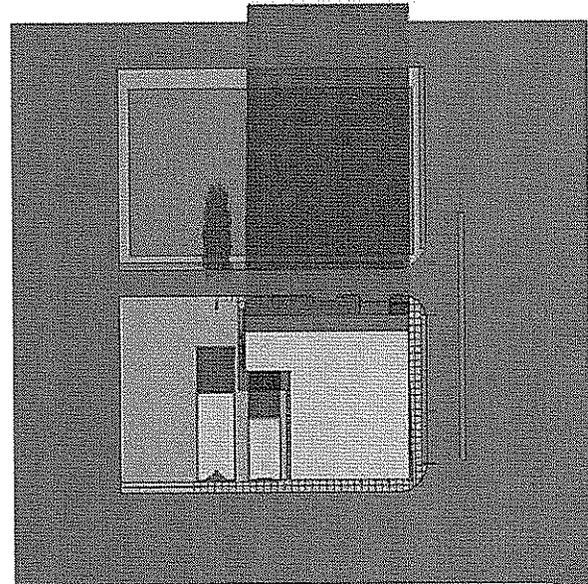
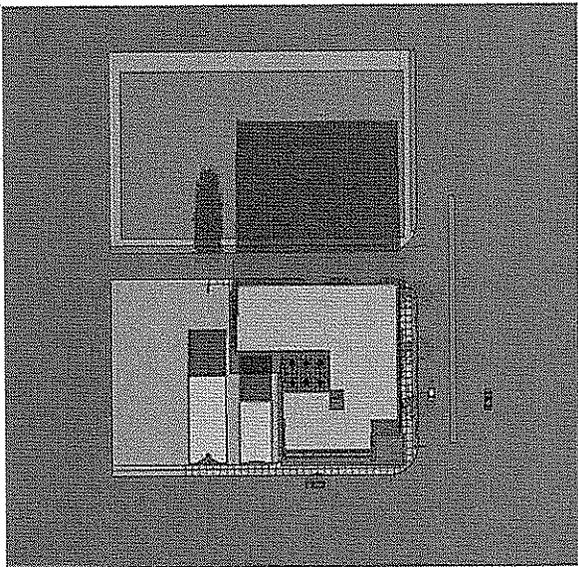
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72'-0" HEIGHT

ALLOWABLE BUILDING
144'-0" HEIGHT

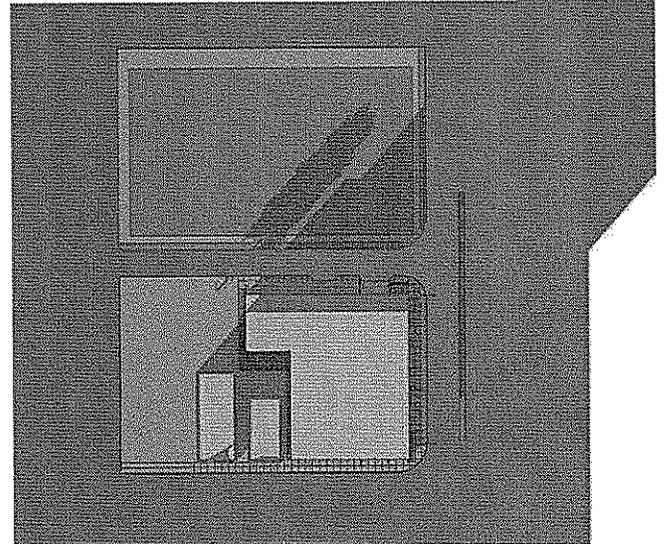
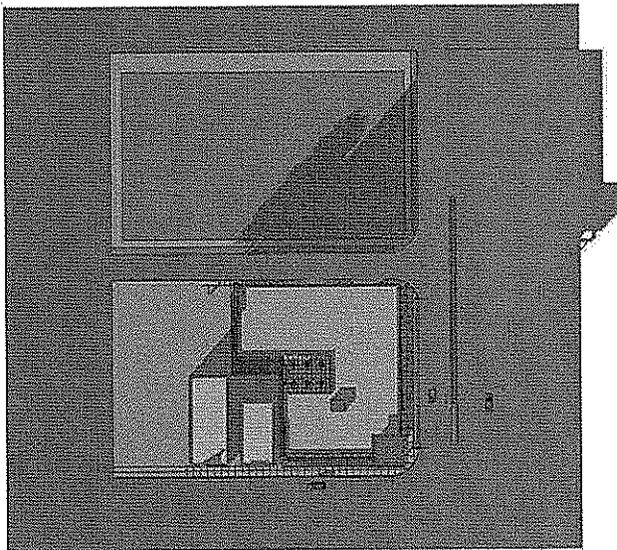
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PROPOSED BUILDING
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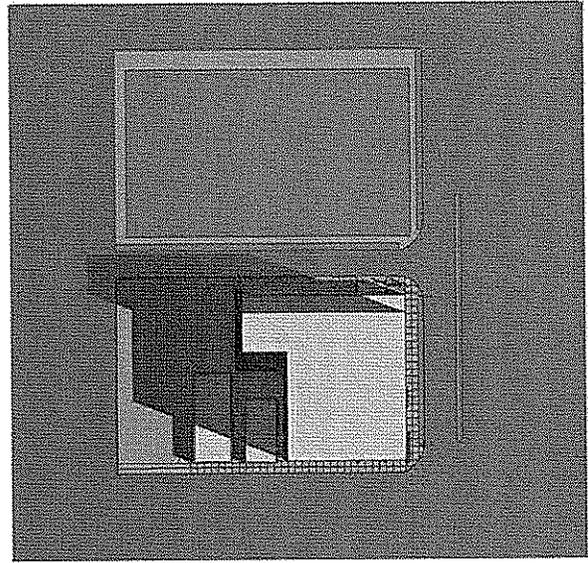
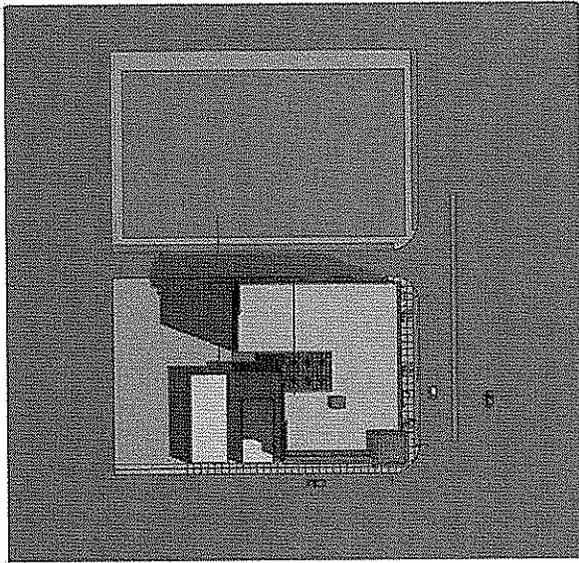
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144'-0" HEIGHT

SHADOW STUDIES
JANUARY 1ST

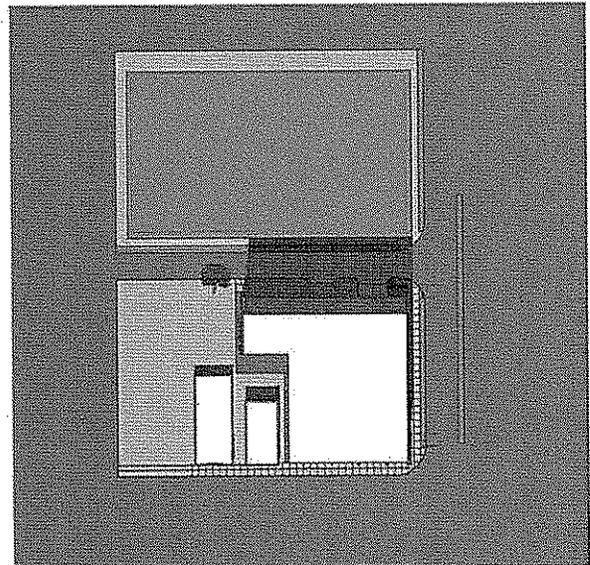
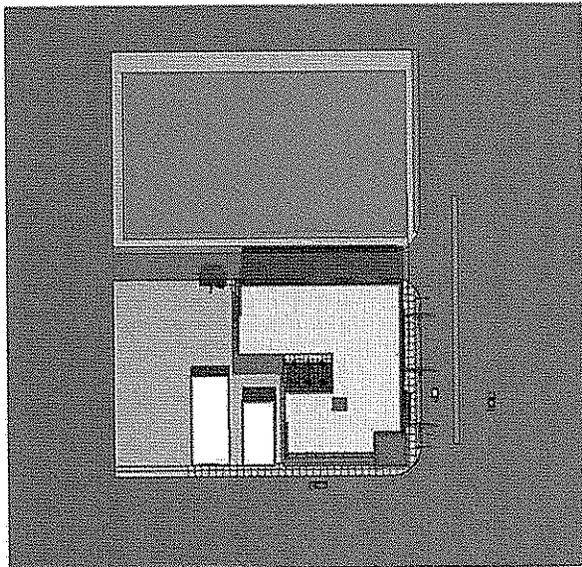


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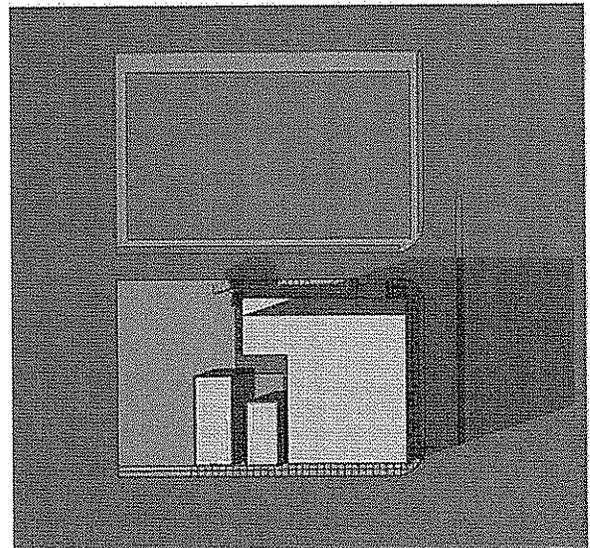
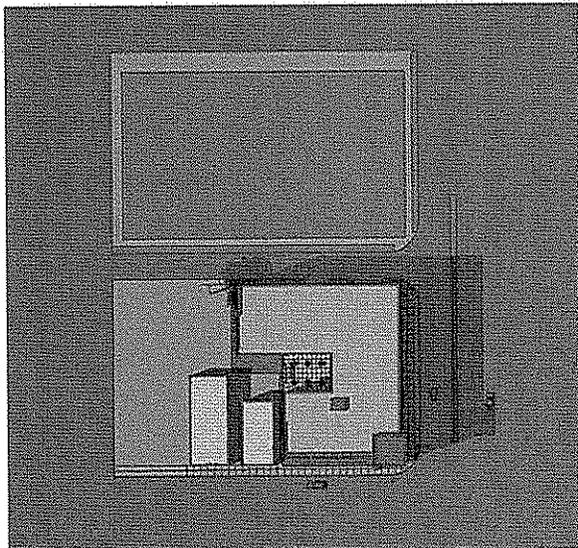
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