APPLICATION FOR URBAN DESIGN COMMISSION

REVIEW AND APPROVAL

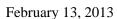
AGENDA ITEM #	#
Project #	
Legistar #	

DATE SUBMITTED: UDC MEETING DATE:	Initial Approval and/or Recommendation
PROJECT ADDRESS: 618 S. Park St	
ALDERMANIC DISTRICT: 13	<u> </u>
OWNER/DEVELOPER (Partners and/or Prings SWY Properties / Sue Jiang	acipals) ARCHITECT/DESIGNER/OR AGENT: Shulfer Architects, LLC
2001 Beltline Hwy	1918 Parmenter St., #2
Madison, WI 53713	Middleton, WI 53562
7	ncipals) ARCHITECT/DESIGNER/OR AGENT: Shulfer Architects, LLC 1918 Parmenter St., #2 Middleton, WI 53562 (Architect)
Phone: Fax: E-mail address: TYPE OF PROJECT: (See Section A for:) Planned Unit Development (PUD) General Development Plan (GD) Specific Implementation Plan (S) Planned Community Development (PCI) General Development Plan (GD) Specific Implementation Plan (S) Planned Residential Development (PRI) X* New Construction or Exterior Remodelimely well as a fee) School, Public Building or Space (Fee roots New Construction or Addition to or Residential Site	OP) SIP) D) PP) * revision to previously approved place. SIP) O) ing in an Urban Design District * (A public hearing is required as
(See Section B for:) New Construction or Exterior Remodel: (See Section C for:)	
 R.P.S.M. Parking Variance (Fee required) (See Section D for:) Comprehensive Design Review* (Fee reguired) Street Graphics Variance* (Fee required) Other 	equired)

*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.

UDC RESUBMISSION





To: Al Martin & Urban Design Commission

Company: City of Madison

Date: February 13, 2013

618 S. Park Street Project: Regarding: Façade Improvement

UDC members:

On behalf of the building Owners (SWY Properties, Sue Jiang, et. al.), I am submitting this memo and attached front elevations which represent the final design that Ms. Jiang would like approved (with the previously submitted elevation for reference, and the existing conditions prior to construction start).

Recognizing that there was an initial approval, and a later amendment, I believe that this rendering demonstrates a design that would be acceptable as it only varies slightly in appearance from the originally submitted design. Changes include: sign board above windows in lieu of transom glass; MDO or similar composite material in lieu of metal panels; slight color change.

The recent unapproved material change from the approved metal panel to split faced block was not a deliberate intent to ignore the UDC approved design, rather, Ms. Jiang was unaware of the consequences of changing the design in the field. However, we hope to remedy this construction effort, and any resulting frustrations that this may have caused.

We are all eager to improve Park Street with renovated structures, more viable tenants and a vibrant street front. I hope you agree that this design will work toward meeting this goal.

Thank you for your assistance and understanding.

Respectfully,

SHULFER ARCHITECTS, LLC Architect / Agent of the Owner

Steve Shulfer, Alz

Cc: Sue Jiang, Owner

Doug Kammann, Contractor

UDC RESUBMISSION

February 13, 2013



NEWLY PROPOSED OPTION: 2/13/2013



* SEE PROPOSED ELEVATION WITH NOTES ON NEXT PAGE



NEWLY PROPOSED OPTION: 2/13/2013



REMODEL GENERAL NOTES:

A. EXISTING EXTERIOR WALLS AND ROOF STRUCTURE SHALL REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. WHERE MODIFICATION IS PROPOSED, RESTORE TO EXISTING CONDITION, EXISTING AIR/VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.

REMODEL GENERAL KEYED NOTES:

- NEW INSULATED STOREFRONT WINDOW(S), TO BE CLEAR ANODIZED, THERMALLY BROKEN ALUMINUM FRAME WITH 1" INSULATED LOW-E GLAZING. CONFIRM SIZE OF ROUGH OPENING IN FIELD.
- NEW DOOR(S) AND FRAME, SEE SCHEDULE ON SHEET A4.1.
- RECENTLY REPLACED EXISTING WINDOWS TO REMAIN. SALVAGEABLE WOOD TRIM TO BE SCRAPED, PRIMED AND PAINTED. ROTTED OR (3) DAMAGED WOOD TRIM TO BE REPLACED WITH SAME SIZE / STYLE OF EITHER CEDAR OR COMPOSITE MATERIAL. PROVIDE NEW ALUM. HEAD AND SILL FLASHING. CAULK ALL JOINTS.
- WEATHERPROOF PLYWOOD OR COMPOSITE SIGN BOARD (MDF OR SIMILAR MATERIAL), PRIME AND PAINT COLOR TBD. NOTE: TENANT SIGNAGE SHALL BE DESIGNED BY OTHERS AND APPROVED SEPARATELY BY CITY OF MADISON.
- (NOT USED)
- Future tenants new blade sign to be designed by others and approved separately by city of madison.
- 7) AFTER REMOVAL OF MISC, BRACKETS AND BOLTS, FILL ALL REMAINING HOLES WITH MORTAR TO MATCH EXISTING SURFACE.



PREVIOUSLY APPROVED OPTION: 10/17/2012 UDC MEETING



REMODEL GENERAL NOTES:

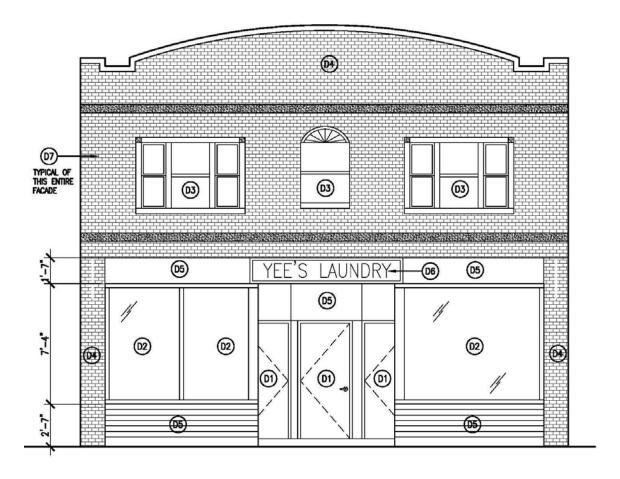
A DOSTING DITERIOR WALLS AND ROOF STRUCTURE SHALL REMAIN INTACT AND LADDISTURBED WIRRE POSSIBLE. WHERE MODIFICATION IS PROPOSED, RESTORE TO EXISTING CONDITION, EXISTING AIR, VAPOR BARRERS AND THETHAL ENGLOPE DESKIN.

REMODEL GENERAL KEYED NOTES:

- NEW INSULATED STOREFRONT WINDOW(S), TO BE DANK BRONDE ANCOUSED, THERMALLY BROKEN ALIMINIAN FRAME. CONFRIN SZE OF ROUGH OPENING IN FIELD.
- (2) NEW STORETRONT DOOR(S), SEE SCHEDULE ON SHEET AN.I.
- 3) REPLACE EXISTING WINDOWS TO MATCH EXISTING STYLE AND IZE. SALVACEMENE WOOD TRIM TO BE SCHAPED PRIMED AND FAMED, ROTTED WOOD TRIM TO BE REPLACED WITH SAME SIZE / STYLE. PROVIDE NOW ALLIM, NEAD AND SILL FLASHING, CALLIX ALL JOINTS.
- (NOT OR SIMILAR MATERIAL). NOTE: TENANT SONACE SHALL BE DESIGNED BY OTHERS AND APPROVED SEPARATELY BY CITY OF
- (5) DECORATIVE ALLMINUM PANEL, TO BE BRONZE ANODZED ALLMINUM.
- FUTURE TEXNATS NEW BLACE SIGN TO BE DESIGNED BY OTHERS AND APPROVED SEPARATELY BY CITY OF WARSON.
- THE REMOVEL OF MISC. BRACKETS AND BOLTS, FILL ALL REMANING HOLES WITH MORTAR TO MATCH EXSTING SURFACE.



EXISTING BUILDING WITH DEMOLITION NOTES: 2012



EXISTING GENERAL NOTES:

EXISTING EXTERIOR WALLS AND ROOF STRUCTURE SHALL REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. WHERE MODIFICATION IS PROPOSED, RESTORE TO EXISTING CONDITION, EXISTING AIR/VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.

EXISTING GENERAL KEYED NOTES:

- (D1) EXISTING DOOR(S) AND FRAME(S) TO BE REMOVED AND DISPOSED OF.
- (D2) EXISTING WINDOW(S) TO BE REMOVED AND DISPOSED OF.
- EXISTING RECENTLY REPLACED WINDOW(S) TO REMAIN, REMOVE ROTTED TRIM AS NEEDED.
- (D4) EXISTING MASONRY TO REMAIN, SALVAGE AND PROTECT THROUGHOUT
- (D5) EXISTING VINYL SIDING TO BE REMOVED, INSPECT AND SALVAGE SUBSTRATE. ADVISE OWNER AND ARCHITECT IF SIGNS OF EXCESSIVE WEAR, ROT OR MOLD DAMAGE EXISTS.
- (D6) EXISTING SIGNAGE TO BE REMOVED.
- REMOVE ALL ABANDONED MISCELLANEOUS METAL FABRICATIONS, MOUNTING BRACKETS, AND BOLTS FROM FACADE. GRIND ALL REMAINING FASTENERS DOWN TO FACE OF BRICK.