

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: 4/3/13

UDC MEETING DATE: 5/22/13

Action Requested

Informational Presentation

☒ Initial Approval and/or Recommendation

☒ Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 2919 University Avenue

ALDERMANIC DISTRICT: 5

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

Barry Berman

Potter Lawson

2947 University Ave.

15 Ellis Potter Ct.

Madison, WI 53705

Madison, WI 53711

CONTACT PERSON: Robert Mangas

Address: Potter Lawson

15 Ellis Potter Ct, Madison

Phone: 608 274 2741

Fax: —

E-mail address: robertm@potterlawson.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)

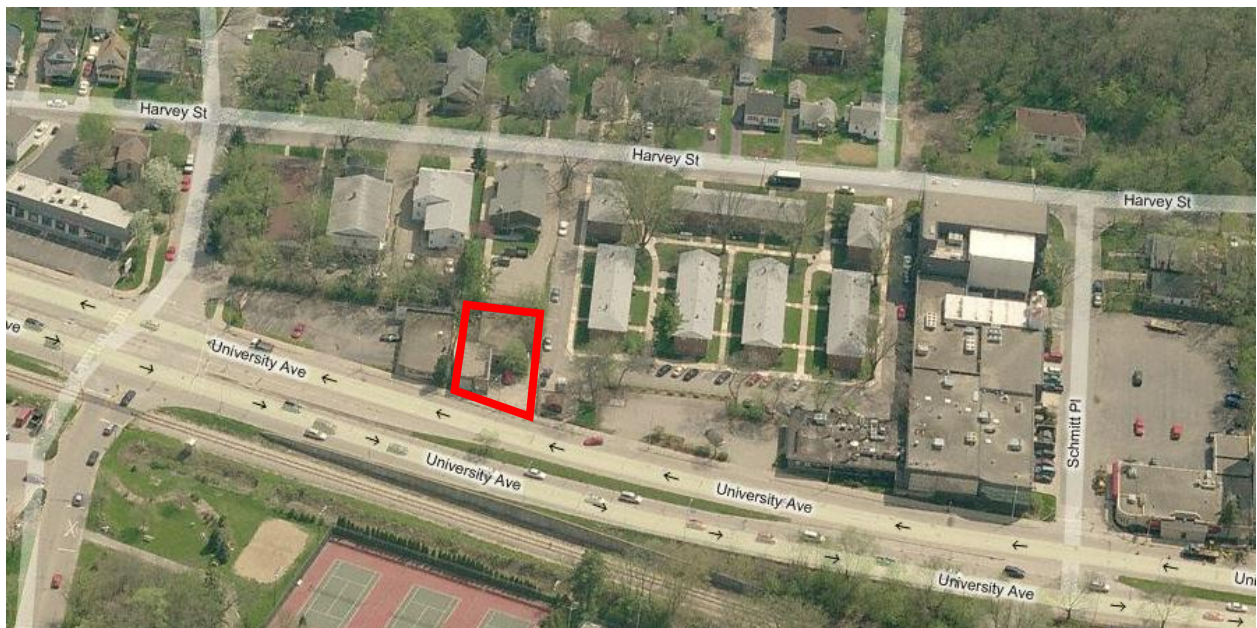
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Locator Map

Aerial Views of Area

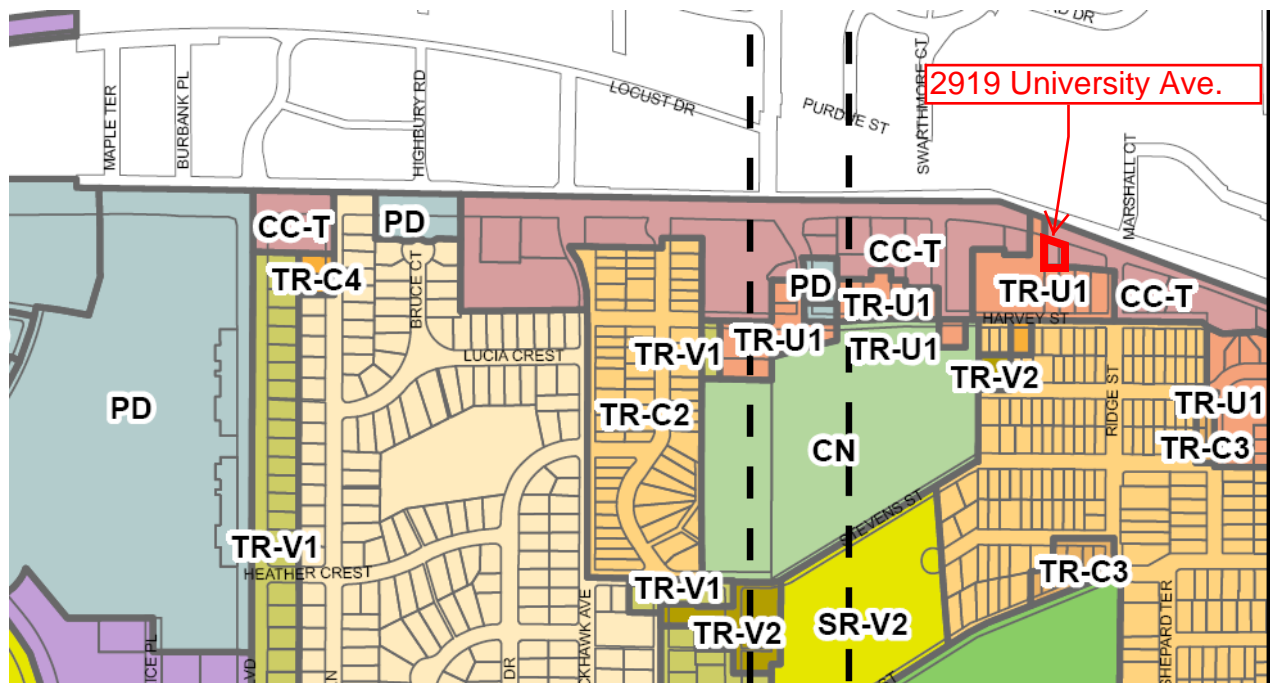


Birdseye looking north



Birdseye looking south

Adopted Zoning Map in the vicinity of the parcel

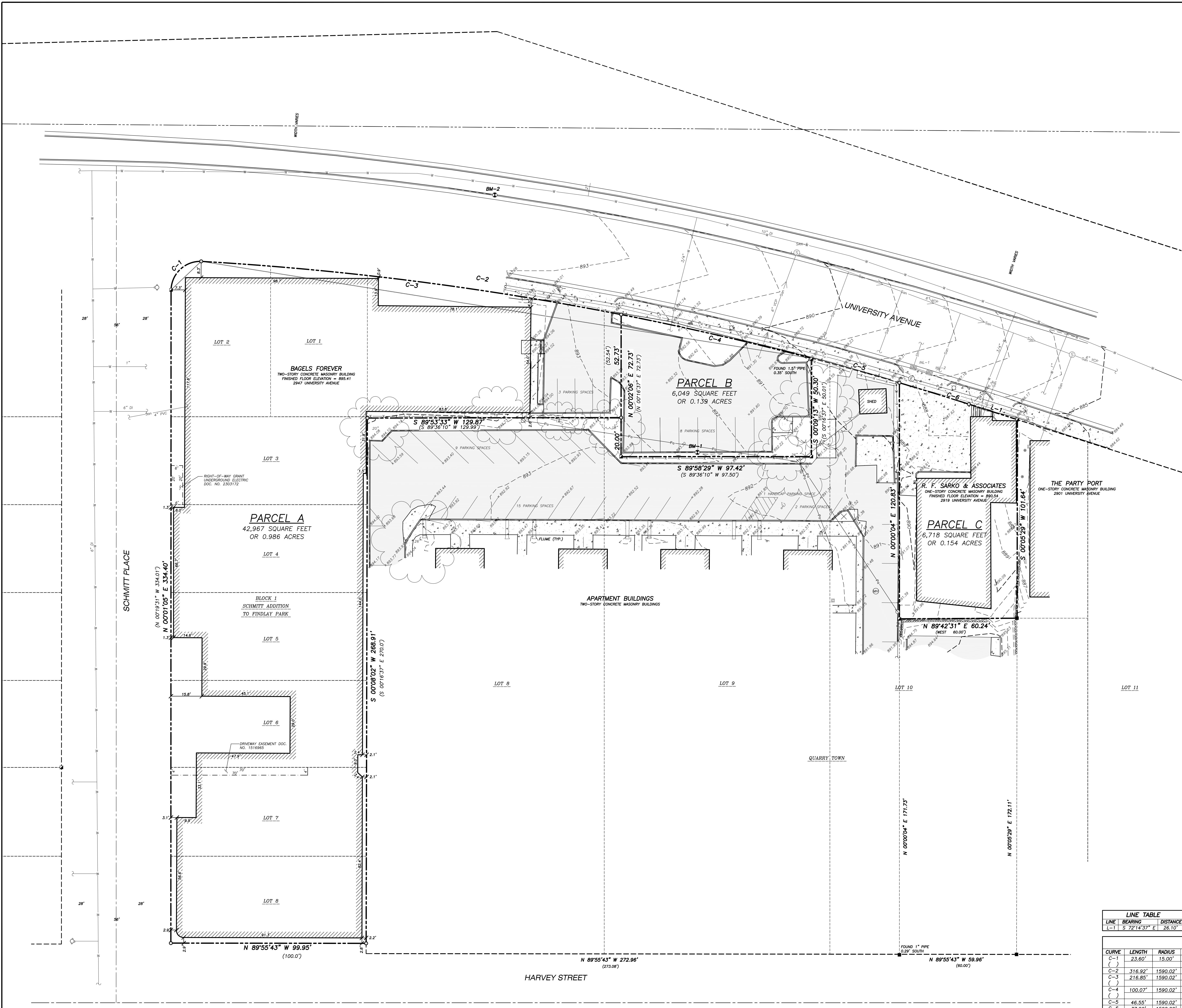


**Commercial and
Mixed-Use Districts**

- NMX
- TSS
- MXC
- CC-T
- CC

New City of Madison Zoning Map in effect as of 1/2/2012
Land Parcel located at 2919 University Avenue is zoned CC-T

PLAT DATE: 2/16/2015 2:22:21 AM



- LEGEND**
- 1" IRON PIPE FOUND
 - 2" IRON PIPE FOUND
 - BENCHMARK
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - POST
 - SIGN
 - SANITARY MANHOLE
 - HYDRANT
 - WATER OR GAS VALVE
 - CURB INLET
 - GAS REGULATOR/METER
 - POWER POLE W/GUY
 - LIGHT POLE
 - MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - BUSH
 - LOT BOUNDARY
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PLATTED LOT LINE
 - EASEMENT LINE
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - 890- INDEX CONTOUR
 - 891- INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - DISCONTINUED MAPPED PIPE LINE
 - RECORDED INFORMATION

- NOTES**
- BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE EAST RIGHT-OF-WAY LINE OF SCHMITT PLACE IS N 00°01'05" E.
 - FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 18, 2012 AND JANUARY 31, 2013.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGER'S HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20124903748, START DATE, DECEMBER 7, 2012.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). REFERENCE BENCHMARK IS THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 9 EAST, ELEVATION 918.18 AS SUPPLIED BY THE CITY OF MADISON.
 - THE ACCURACY OF THE SITE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
 - THESE PARCELS ARE SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL A
THE NORTHERLY 150 FEET OF LOT EIGHT (8) AND THE NORTHERLY 150 FEET OF THE WESTERLY 9.2 FEET OF LOT NINE (9), QUARRY TOWN, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) BLOCK ONE (1), SCHMITT ADDITION TO FINDLAY PARK, CITY OF MADISON, DANE COUNTY, WISCONSIN.
EXCEPT FROM THE ABOVE LANDS THAT PART CONVEYED BY AWARD OF DAMAGES RECORDED AS DOCUMENT NO. 1269388 AND BY AWARD OF DAMAGES RECORDED AS DOCUMENT NO. 1296472.
TAX PARCEL NO: 251/0709-212-0205-1

PARCEL B
A PART OF LOT 9 OF THE RECORDED PLAT OF QUARRY TOWN, ALSO BEING A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE W LINE OF LOT 6, QUARRY TOWN, DISTANCE 274.38 FEET N FROM THE SW CORNER OF SAID LOT 6; THENCE E 130 FEET TO THE PLATE OF BEGINNING OF THIS DESCRIPTION; THENCE S 20 FEET; THENCE E 57.5 FEET; THENCE N 87.7 FEET TO THE CEMENT WALK OF UNIVERSITY AVENUE; THENCE CONTINUING N TO THE N LINE OF LOT 9, QUARRY TOWN, (BEING THE CENTER OF UNIVERSITY AVENUE); THENCE NWLY, ALONG THE CENTER LINE OF UNIVERSITY AVENUE TO A POINT WHICH IS DISTANT 130 FEET E FROM THE W LINE OF LOT 8 OF QUARRY TOWN MEASURED AT RIGHT ANGLES THERETO; THENCE S PARALLEL TO SAID W LINE OF LOT 8 TO THE SLY EDGE OF THE CEMENT WALK ON UNIVERSITY AVENUE; THENCE CONTINUING S, PARALLEL TO SAID W LINE OF LOT 8, 91.3 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF WISCONSIN BY AWARD OF DAMAGES RECORDED APRIL 24, 1940 IN VOLUME 170 OF RECORDS, PAGE 531 AS DOCUMENT NO. 1262746.
TAX KEY NO: 251/0709-212-0204-3

PARCEL C
PART OF LOT TEN (10), QUARRY TOWN, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 188.25 FEET WEST OF, AND 172.25 FEET NORTH OF, THE SOUTHEAST CORNER OF LOT 11 OF SAID PLAT; THENCE WEST 60 FEET MORE OR LESS TO THE EAST LINE OF LAND DESCRIBED IN VOLUME 437 OF RECORDS, PAGE 184, AS DOCUMENT NO. 675447; THENCE NORTH ALONG SAID EAST LINE OF THE CENTER LINE OF UNIVERSITY AVENUE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.
EXCEPT THAT PART CONVEYED TO THE STATE OF WISCONSIN BY WARRANTY DEED RECORDED IN VOLUME 263 OF RECORDS, PAGE 55 AS DOCUMENT NO. 1295616.
TAX KEY NO: 251/0709-212-0203-5
2919 UNIVERSITY AVENUE
2947 UNIVERSITY AVENUE

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY, BOUNDARY SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

JOHN KREBS, S-1878
REGISTERED LAND SURVEYOR

DATE

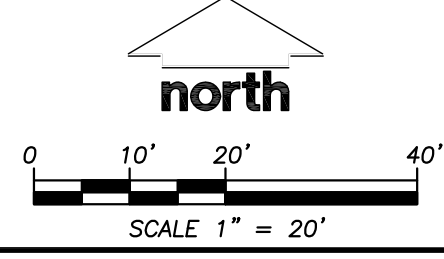
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 72°14'37" E	26.10'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	23.60'	15.00'	90°08'16"	21.24'	N 45°15'12" E
()			93°20'48"	21.82'	N 46°20'53" E
C-2	316.92'	1590.02'	11°22'11"	315.00'	N 44°30'14" E
C-3	216.88'	1590.02'	07°48'50"	216.88'	S 82°48'35" E
()			07°47'36"	216.11'	S 83°04'54" E
C-4	100.07'	1590.02'	03°36'21"	100.05'	S 77°03'59" E
()			03°36'17"	100.02'	S 77°22'57" E
C-5	46.55'	1590.02'	01°40'08"	46.45'	S 74°29'27" E
C-6	37.26'	1590.02'	01°20'33"	37.26'	N 44°30'14" E

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	893.03	CUT CROSS ON TOP BACK OF CURB ALONG SOUTH PROPERTY LINE OF PARCEL B
BM-2	894.09	CUT CROSS ON TOP BACK OF CURB WITHIN EASTBOUND LANE OF UNIVERSITY AVE

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE	
SAN-1	890.93	E 887.91	6"	CLAY	
		S 887.91	6"	CLAY	

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE	
INL-1	981.15	N 977.20	18"	RCP	
		E 976.95	12"	RCP	
INL-2	887.05	W 884.95	12"	RCP	



PREPARED FOR:
BAGELS FOREVER
2947 UNIVERSITY AVE.
MADISON, WI 53705

PROJECT NO: 12-5396

FILE NO: E-140

SURVEYED: MAD

F.B. NO/PG: 258/115

SHEET NO: 1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY

PART OF LOTS 1 AND 2, BLOCK 1 AND ALL OF LOTS 3 THRU 8, BLOCK 1, SCHMITT ADDITION TO FINDLAY PARK AND PART OF LOTS 8, 9 AND 10 QUARRY TOWN, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

JSD Professional Services, Inc.

Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101
MADISON, WISCONSIN 53703
PHONE: (608) 846-5860

DATE

01-09-2013

CHECKED BY

JK

APPROVED BY

HPJ

DRAWN BY

12-5396.dwg

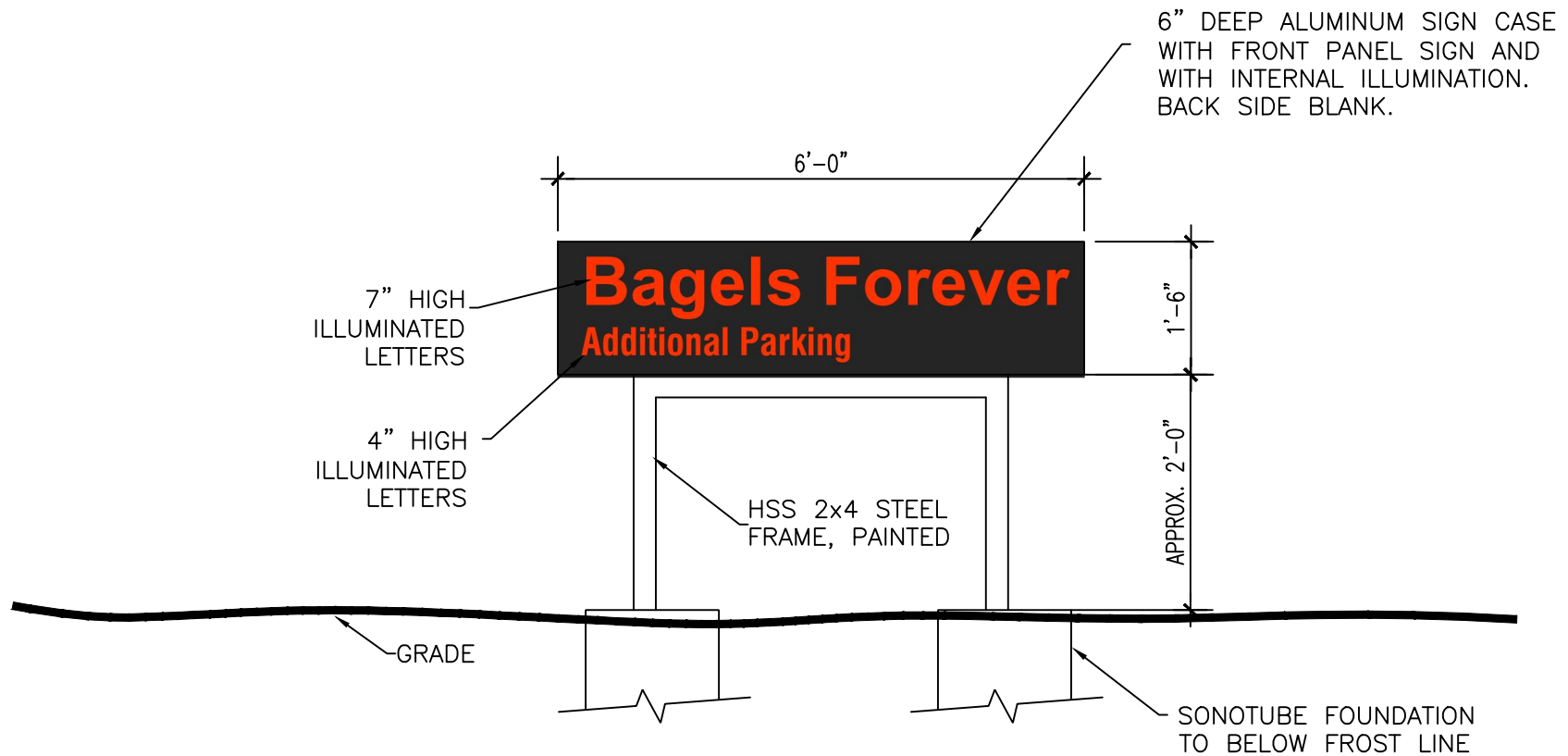
DESCRIPTION

12-5396

REVISION NO.

DATE

BY



SIGN ELEVATION

1/2" = 1'-0"

Proposed Development Plan for 2919 University Avenue

Bagels Forever proposes to re-develop the land parcel located at 2919 University Avenue for additional off-site parking to serve their retail store located at 2947 University Avenue.

Bagels Forever is an existing bakery production facility and retail outlet. A small customer parking lot exists on the east side of the building adjacent to the retail sales entrance. The existing parking lot has 1 accessible parking stall and 13 standard parking stalls for a total of 14 parking stalls. The parking lot includes a bike rack which provides parking for 6 bicycles. Driveway aprons from University Avenue provide access and egress from the parking lot.

Bagels Forever is a well known local brand, and enjoys brisk business at its retail counter. The existing customer parking lot is busy, and parking capacity is already undersized for peak business periods.

Bagels Forever is developing plans to expand the on-site retail operations to include more bagel sandwiches and offer a small amount of on site dining within the store. They expect customer traffic will increase, and a portion of the customers will stay longer. For these reasons, they expect demand for customer parking to increase.

Bagels Forever purchased the parcel at 2919 University Avenue with the intent of re-developing it for off-site parking. There is an existing one story abandoned brick building on the site that will be demolished.

The parcel is currently zoned CC-T. Under the zoning code, private off-site parking is an allowed use, with the conditional-use approval granted by the zoning department. Parking requirements are established by the Conditional Use Approval.

The proposed re-development plan provides 18 standard stalls. The parking area will be illuminated by two pole lights. The minimal light spill from these lights onto adjacent property has been accepted by the adjacent land owners. All other development details, including design for storm water management, comply with applicable zoning requirements and City of Madison ordinances.

Proposed customer parking summary:

Existing

- 1 Accessible stall
- 13 standard stalls
- Bike rack

Proposed off site

- 18 standard stalls

Job:
Type:
Notes:

-HOUSE-SIDE SHIELD
-20' POLE ON 3' HIGH POLE BASE.
- FULL CUT-OFF

A

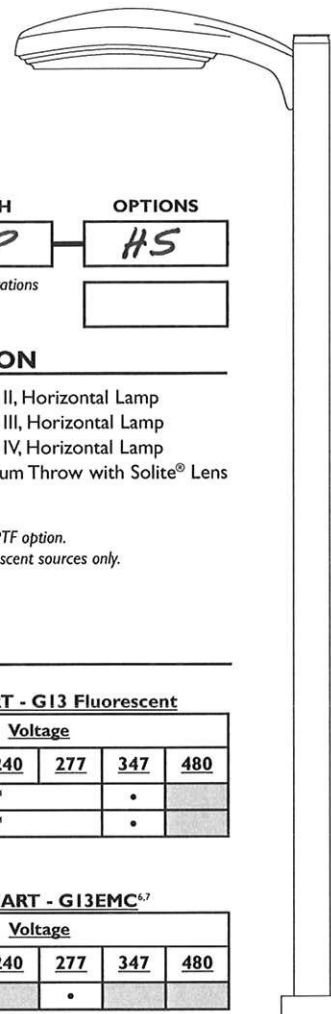
Featuring the CosmoPolis Electronic HID System

Page 1 of 3

Gullwing

G13 Area Luminaires

The Philips Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The rotatable, multifaceted arc-image duplicating optical systems provide IES Types II, III, and IV distributions. The door frame is single-piece die cast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat. Flat glass lens luminaires provide full cutoff performance. Sag Lens luminaires provide cutoff performance.



PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
G13	1	2XL	150MH	208	BRP	HS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

G13 13" Gullwing Luminaire
G13EMC¹ 13" Gullwing Luminaire
Emergency Cold Temperature

1. Available with (2) 32TRF lamps and MTS optics only.
(1) 32TRF operates in emergency mode.

MOUNTING

1 Single Pole Mount
2 Twin Pole Mount at 180°
2@90 Twin Pole Mount at 90°
3 3-way Pole Mount at 90°
3@120°² 3-way Pole Mount at 120°
4 4-way Pole Mount
W Wall Mount, Recessed J-Box
WS Wall Mount, Surface Conduit

DISTRIBUTION

2XL Type II, Horizontal Lamp
3XL Type III, Horizontal Lamp
4XL Type IV, Horizontal Lamp
MTS³ Medium Throw with Solite® Lens

2. Not available with PTF option.
3. Available with fluorescent sources only.

WATTAGE AND VOLTAGE

LAMP / VOLTAGE CHART - G13 HID

HID		Voltage					
		120	208	240	277	347	480
CosmoPolis Electronic HID System	60CMPE	•	200 - 277V				
	90CMPE	•	200 - 277V				
	140CMPE	•	200 - 277V				
	CosmoPolis systems are supplied with lamp included.						
Pulse Start Metal Halide Magnetic Ballast	50MH	•			•		
	70MH	•	•	•	•	•	
	100MH	•	•	•	•	•	•
	150MH	•	•	•	•	•	•
Standard Metal Halide*	175MH*	•	•	•	•	•	•
	* 175MH not available for sale in the United States.						
Pulse Start Ceramic Metal Halide Electronic Ballast	70CMHE ⁴		UNIV ⁴				
	100CMHE ⁴		UNIV ⁴				
	150CMHE ⁴ (E)		UNIV ⁴				
High Pressure Sodium Magnetic Ballast	50HPS	•			•		
	70HPS	•	•	•	•	•	•
	100HPS	•	•	•	•	•	•
	150HPS	•	•	•	•	•	•
Low Pressure Sodium	18LPS	•	•	•	•		



Wattages marked with Circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

Combinations marked with a dot, with "UNIV" or with "200-277V" are available for ordering.

LAMP / VOLTAGE CHART - G13 Fluorescent

Fluorescent (MTS Optics Only)	Voltage					
	120	208	240	277	347	480
(3)32TRF ^{4,5}	UNIV ⁴				•	
(3)42TRF ^{4,5}	UNIV ⁴				•	

LAMP / VOLTAGE CHART - G13EMC^{6,7}

Fluorescent (MTS Optics Only)	Voltage					
	120	208	240	277	347	480
(2)32TRF ^{4,6,7}	•			•		

CF Compact Fluorescent TRF Triple Tube Fluorescent

- Fluorescent and CMHE ballasts accept 120V through 277V, 50hz to 60hz, input. Specify "UNIV" for 120V through 277V.
- Lamp starting temperature is 0° F / -18° C.
- For emergency mode lumen output see submittal data sheet 79115-155 - "Gardco Emergency Light Output Information."
- (1) lamp operates in emergency mode.

1611 Clovis Barker Road, San Marcos, TX 78666

(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

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79115-130/0412

PHILIPS

GARDCO