

URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

126 South Hamilton Street

PO Box 2985; Madison, Wisconsin 53701-2985

Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Submitted: _____	Informational Presentation Initial Approval Final Approval
UDC Meeting Date: _____	
Combined Schedule Plan Commission Date (if applicable): _____	

Please complete all sections of the application, including the desired meeting date and the type of action requested.

1. Project Address: 1233 McKenna Boulevard
Project Title (if any): Park Edge/Park Ridge Neighborhood Employment Center

2. This is an application for (Check all that apply to this UDC application):

☐ New Development ☒ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☐ Project in an Urban Design District* (public hearing-\$300 fee)
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$500 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

Other:

☒ Please specify: Public Project

3. Applicant, Agent & Property Owner Information:

Applicant Name: Diana Dorschner
Street Address: 849 E. Washington Ave #112
Telephone: (608) 204-0777 Fax: ()

Company: Dorschner Associates
City/State: Madison WI Zip: 53703
Email: ddorschner@dorschnerassociates.com

Project Contact Person: Jeanine Zwart
Street Address: 210 MLK JR Blvd Rm 115
Telephone: (608) 267-8749 Fax: ()

Company: City Engineering
City/State: Madison WI Zip: 53703
Email: jzwart@cityofmadison.com

Project Owner (if not applicant): City of Madison CDD - Jim O'Keefe

Street Address: 30 W Mifflin St Suite 800
Telephone: (608) 266-7851 Fax: ()

City/State: Madison WI Zip: 53703-2579
Email: jokeefe@cityofmadison.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with JLV on 4/24/17.

(name of staff person) (date of meeting)

B. 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: Diana Dorschner Relationship to Property: Architect
Dorschner Associates

Authorized Signature: James O'Keefe Date: 5/9/17
(owner)



Department of Public Works

Engineering Division

Robert F. Phillips, P.E., City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Assistant City Engineer

Michael R. Dailey, P.E.

Principal Engineer 2

Gregory T. Fries, P.E.

Christopher J. Petykowski, P.E.

Principal Engineer 1

Christina M. Bachmann, P.E.

Eric L. Dundee, P.E.

John S. Fahrney, P.E.

Facilities & Sustainability

Jeanne E. Hoffman, Manager

Operations Manager

Kathleen M. Cryan

Mapping Section Manager

Eric T. Pederson, P.S.

Financial Manager

Steven B. Danner-Rivers

May 10, 2017

Tim Parks
City of Madison
Department of Planning & Community & Economic Development
126 S. Hamilton St.
Madison WI 53701-2985

RE: Letter of Intent/Conditional Use
PEPR Neighborhood Employment Center (former Griff's Restaurant)
1233 McKenna Blvd., Madison WI

Dear Mr. Parks,

Please accept this Letter of Intent, application and attachments as our formal request for Conditional Use review and approval for the PEPR Neighborhood Employment Center (former Griff's Restaurant) located at 1233 McKenna Blvd., Madison WI.

Project Overview

The City of Madison Community Development Division purchased the commercial property located across from Elver Park at 1233 McKenna Blvd., Madison WI which was the site of a former restaurant (known as Griff's) to serve as a future neighborhood employment/job training center, with meeting/community room space available for neighborhood meetings and gatherings.

The City, through an RFP process, selected Urban League of Greater Madison (ULGM) to be the operator for the center. The City and ULGM, through a series of public meetings, determined the services to be offered. The building will remain a City-owned building.

Project Team

Owner

City of Madison Community Development Division
30 W Mifflin Street, Suite 800
Madison WI 53703
Contact: Jim O'Keefe, Director
Phone: (608) 266-7851
Email: jokeefe@cityofmadison.com

Architect

Dorschner Associates Inc
849 E Washington Avenue, Suite 112
Madison WI 53703
Contact: Diana Dorschner
Phone: (608) 204-0777
Email: ddorschner@dorschnerassociates.com

May 9, 2017

Page 2

Project Managers

City Engineering

Jeanine Zwart

Phone: (608) 267-8749

Email: jzwart@cityofmadison.com

Community Development Division

Mary Charnitz

Phone: (608) 267-0742

Email: mcharnitz@cityofmadison.com

Existing Conditions

The interior of the building will be gutted and reconfigured to include a large meeting room, computer lab, self-serve kiosks, reception and office areas, small warming kitchen, 2 small meeting rooms, mechanical and janitorial rooms, and fully accessible restrooms.

The exterior of the building will be resided and reroofed, and some additional glazing will be added. The existing exterior mechanical equipment and fencing enclosure will be removed and put in an interior mechanical room. A new fence will screen new condensers, but in a much smaller area on the north side of the building. Minimal sitework will occur. The parking lot will be restriped, and new handicapped parking stalls will be added. Existing landscaping beds will be cleaned up and additional low maintenance grasses will be planted.

The existing refuse screen will remain.

Building Square Footage

The existing square footage of the building is 3,882 square feet. There are no additions planned to the building footprint.

Auto and Bike Parking Stalls

There will be 34 parking stalls. Please note that the property line runs through the parking lot and there is a shared easement with the Wisconsin Youth Company who uses 20 parking stalls, north of the easement.

There will be 15 public bike parking stalls.

Neighborhood Input

Four public neighborhood meetings were held with Ald. Barbara McKinney, UGLM, City of Madison CDD and Engineering staff, local service providers and neighborhood residents to determine services desired, as well as to prioritize the space programming needs for the upcoming remodeling. There was also another public engagement session at West Fest in August of 2016.

Project Schedule

We propose to take this project to the June 28, 2017, UDC meeting, July 10, 2017 Plan Commission meeting and July 18, 2017 Common Council meeting. DAT review will be scheduled in the next couple of weeks.

The project is currently scheduled to begin construction in the fall of 2017, with completion and occupancy in the Spring of 2018.

May 9, 2017

Page 3

I am happy to provide any further information that you require if I have not adequately addressed your concerns. Please feel free to contact me.

Sincerely



Jeanine Zwart
Project Manager

City Engineering – Facilities and Sustainability
City-County Building, Room 115
210 Martin Luther King Jr Blvd
Madison WI 53703-3342

(608) 267-8749 phone
(608) 264-9275 fax
(608) 575-3024 cell
jzwart@cityofmadison.com

cc: Jim O'Keefe, City of Madison CDD
Mary Charnitz, City of Madison CDD
Diana Dorschner, Dorschner Associates
Jeanne Hoffman, City Engineering



**BIRRENKOTT
SURVEYING, INC.**

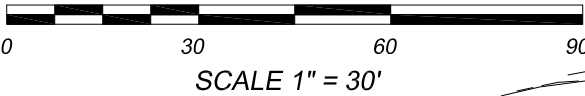
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Daniel V. Birrenkott
Wisconsin Professional Land Surveyor No. S-1531.

PLAT OF SURVEY



Description:

Lot 1, Certified Survey Map No. 10736, as recorded in Volume 64 of Certified Survey Maps of Dane County on Pages 20-21, located in the Southeast 1/4 of the Northeast 1/4, Section 35, T7N, R8E, City of Madison, Dane County, Wisconsin, EXCEPT those lands deeded to the City of Madison for street purposes as described in Quit Claim Deed, Doc. No. 5217298.

Legend

- = Found 1" Iron Pipe
- ⦿ = Found Railroad Spike
- = Set 1"x24" Iron Pipe (wght. 1.68 lbs./ft.)
- ⊙ = Set 3/4" Iron Rebar (wght. 1.50 lbs./ft.)
- ⊕ = Manhole (Sanitary)
- ⊖ = Water Shutoff
- ⊕ = Concrete Tank Lid (2' Diam.)
- ⊕ = Storm Grate (3' Diam.)
- ◇ = Flush Mounted Utility Box
- ⊗ = Gas Valve
- ⌵ = 4" PVC Pipe
- ⊗ = Light Pole
- ⊙ = Ground Light
- ⊗ = 12" Tree
- ⊗ = 16" Tree
- () = Recorded as data
- ⊗ = Electric Transformer
- = Wood Fence
- W — = Water Lateral
- SAN — SAN — = Sanitary Sewer
- TV — TV — = Buried Cable TV
- TEL — TEL — = Underground Telephone
- GAS — GAS — = Underground Gas Line
- E — E — = Buried Electric Line
- STM — STM — = Storm Sewer
- ⌵ = Curb Inlet
- ⌵ = Direction of Draining (Per CSM No. 10736)

Dated: April 19, 2017

Surveyed: T.A.S.

Drawn: M.A.P.

Checked: M.A.P. / D.V.B.

Approved: D.V.B.

Field book: 363/56

Comp. File: J:\2017\Carlson

Office Map No. 170271

Notes:

- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- Wetlands, if present, have not been delineated.
- This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.
- No Title Report furnished.
- Contour interval = 1/2 foot

Area deeded for
public street use.
Doc. No. 5217298

Easement Line Data

LINE	BEARING	DISTANCE
L1	N 38°24'21" E	13.06'
L2	N 32°58'04" W	62.31'
L3	N 57°01'56" E	130.64'
L4	N 89°59'07" E	64.76'
L5	S 00°59'17" W	66.12'
L6	S 89°00'43" E	17.69'

GAMMON LANE

33'

10' Public Sanitary Sewer and Water
Easement (Per CSM No. 4267)

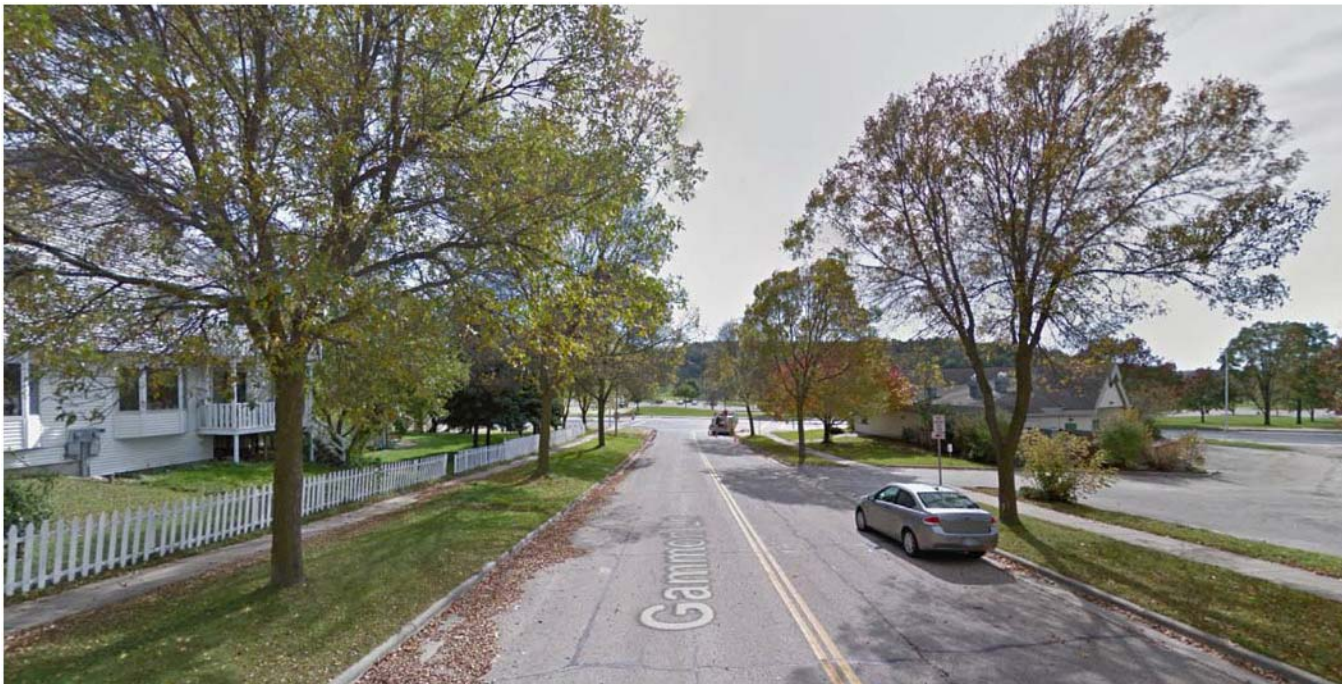
Bearings referenced to the West right of way
line of Gammon Lane, bearing S00°59'16"W

PARK EDGE/PARK RIDGE EMPLOYMENT CENTER

1233 McKENNA BLVD.
MADISON, WI 53719



PROJECT LOCATOR MAP



CONTEXT IMAGES





**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
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Daniel V. Birrenkott
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PLAT OF SURVEY

0 30 60 90
SCALE 1" = 30'

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- ⊕ = Direction of Draining (Per CSM No. 10736)
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- ⊕ = Water Lateral

Dated: April 19, 2017
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Drawn: M.A.P.
Checked: M.A.P. / D.V.B.
Office Map No. 170271

Approved: D.V.B.
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- Contour interval = ½ foot

Area deeded for
public street use.
Doc. No. 5217298

Bearings referenced to the West right of way
line of Gammon Lane, bearing S00°59'16"W

Architecture
Planning

DorschnerAssociates, Inc.
849 East Washington Ave., Ste 112
Madison, Wisconsin 53703
Phone: 608.204.0777
Fax: 608.204.0778

ISSUE

PROJECT
PARK EDGE/PARK RIDGE
EMPLOYMENT CENTER

1233 McKENNA BLVD.
MADISON, WI 53719

PROJECT NO.
16010-00

DRAWING
SITE SURVEY

DATE
05.10.17

C100

Dorschner/Associates, Inc.
849 East Washington Ave., Ste 112
Madison, Wisconsin 53703
Phone: 608.204.0777
Fax: 608.204.0778

ISSUE

PROJECT
PARK RIDGE
ENT CENTER

1233 McKENNA BLVD.
MADISON, WI 53719

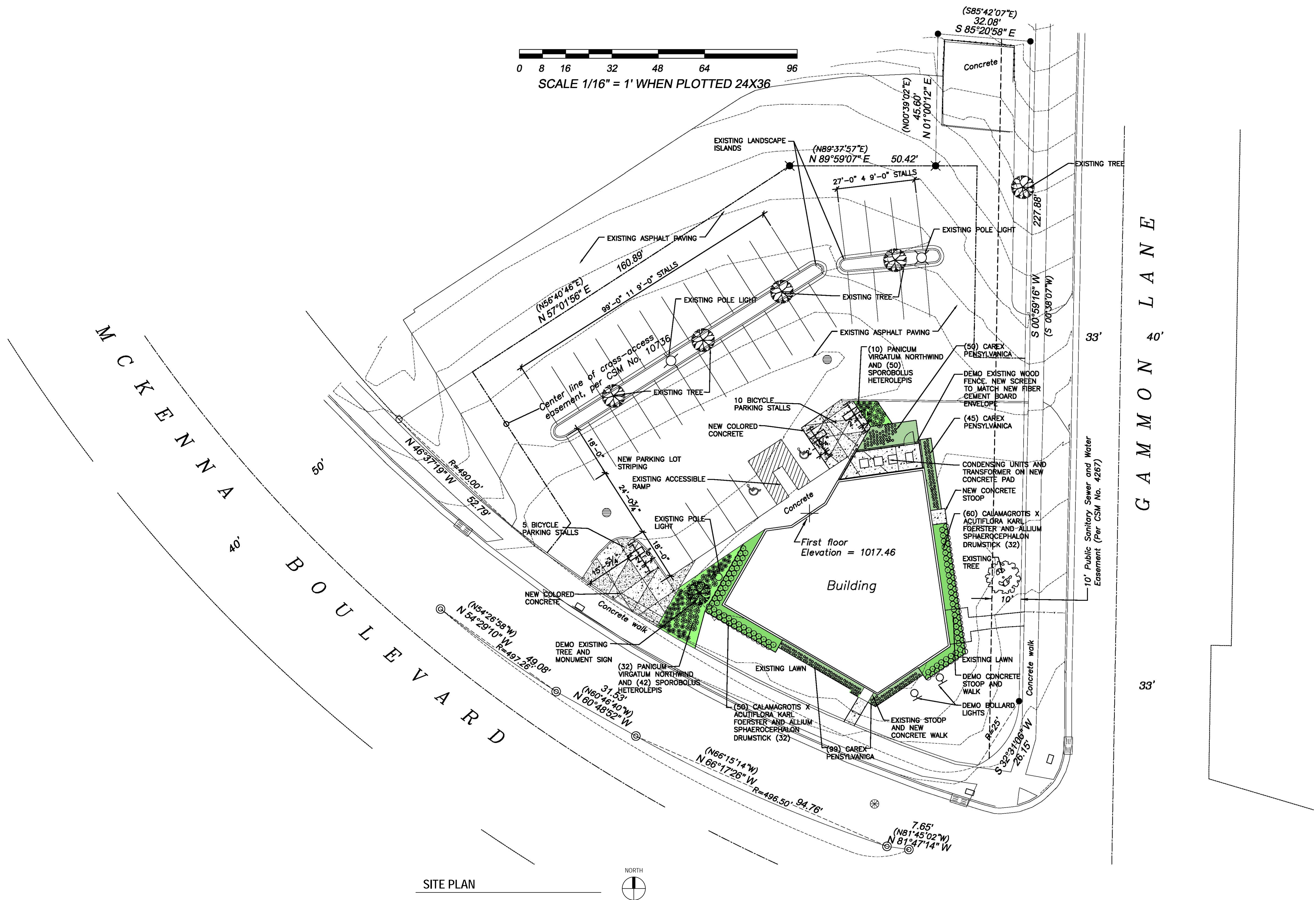
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16010-00

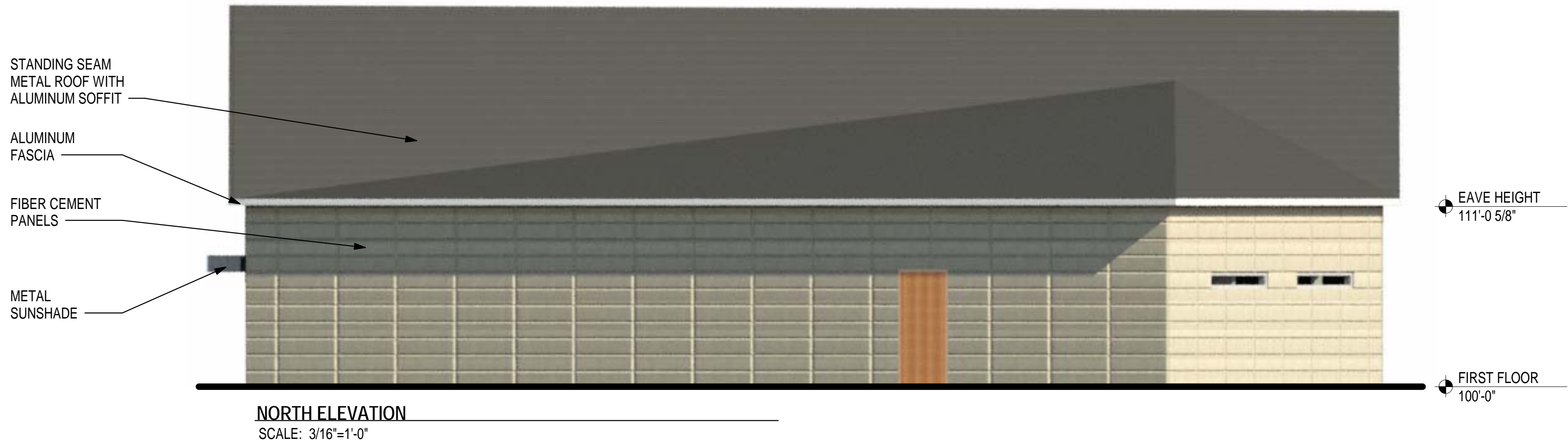
DRAWING

SITE AND LANDSCAPE

PLAN

DATE
05.10.17





PERSPECTIVE VIEW

PROJECT
PARK EDGE/PARK RIDGE
EMPLOYMENT CENTER

1233 McKENNA BLVD.
MADISON, WI 53719

PROJECT NO.
16010-00

DRAWING
EXTERIOR ELEVATIONS

DATE
05.10.17

Dorschner/Associates, Inc.
849 East Washington Ave., Ste 112
Madison, Wisconsin 53703
Phone: 608.204.0777
Fax: 608.204.0778

ISSUE

PROJECT
PARK EDGE/PARK RIDGE
EMPLOYMENT CENTER

1233 McKENNA BLVD.
MADISON, WI 53719

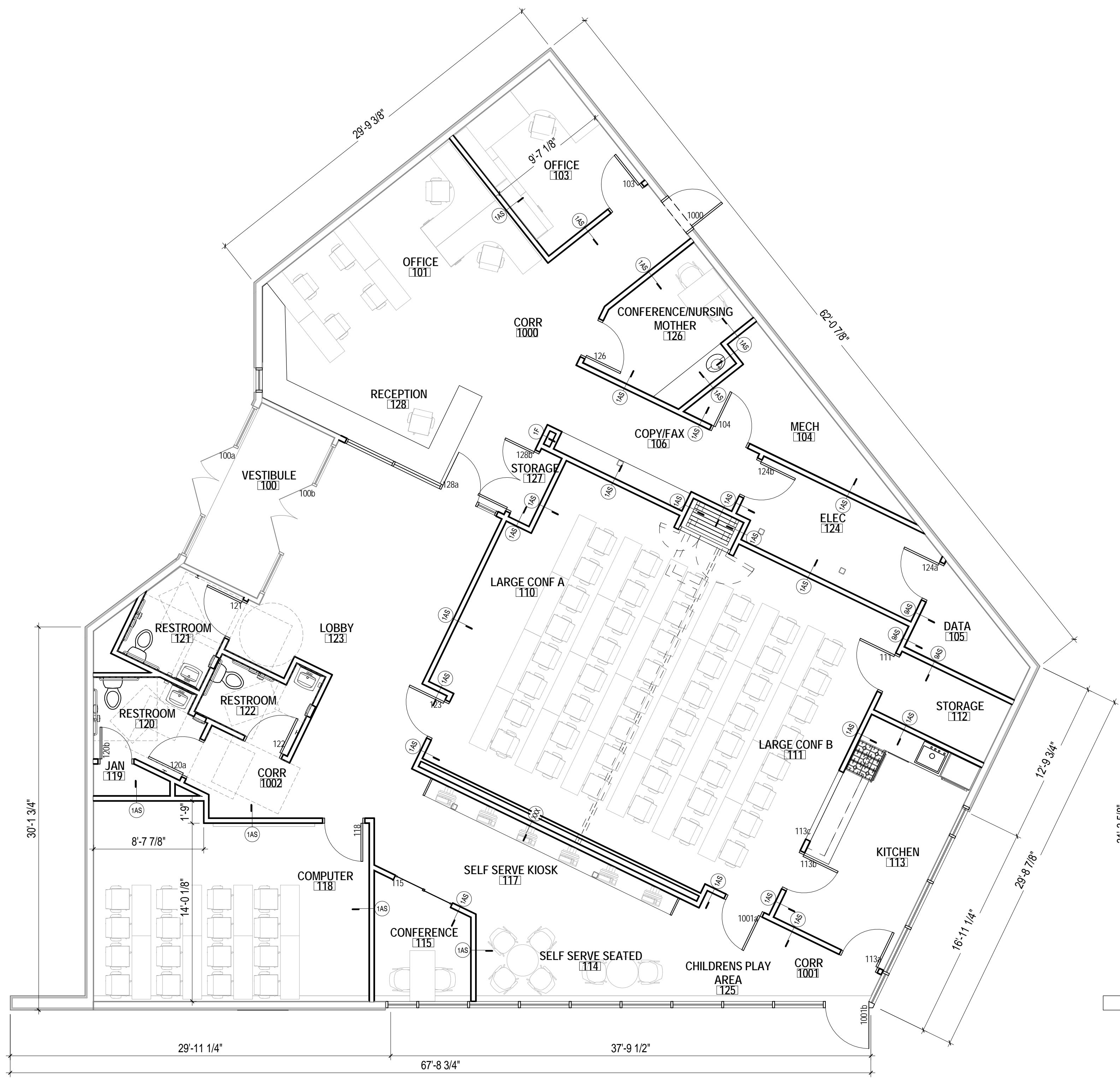
PROJECT NO.
16010-00

DRAWING
FIRST FLOOR AND ROOF
PLAN

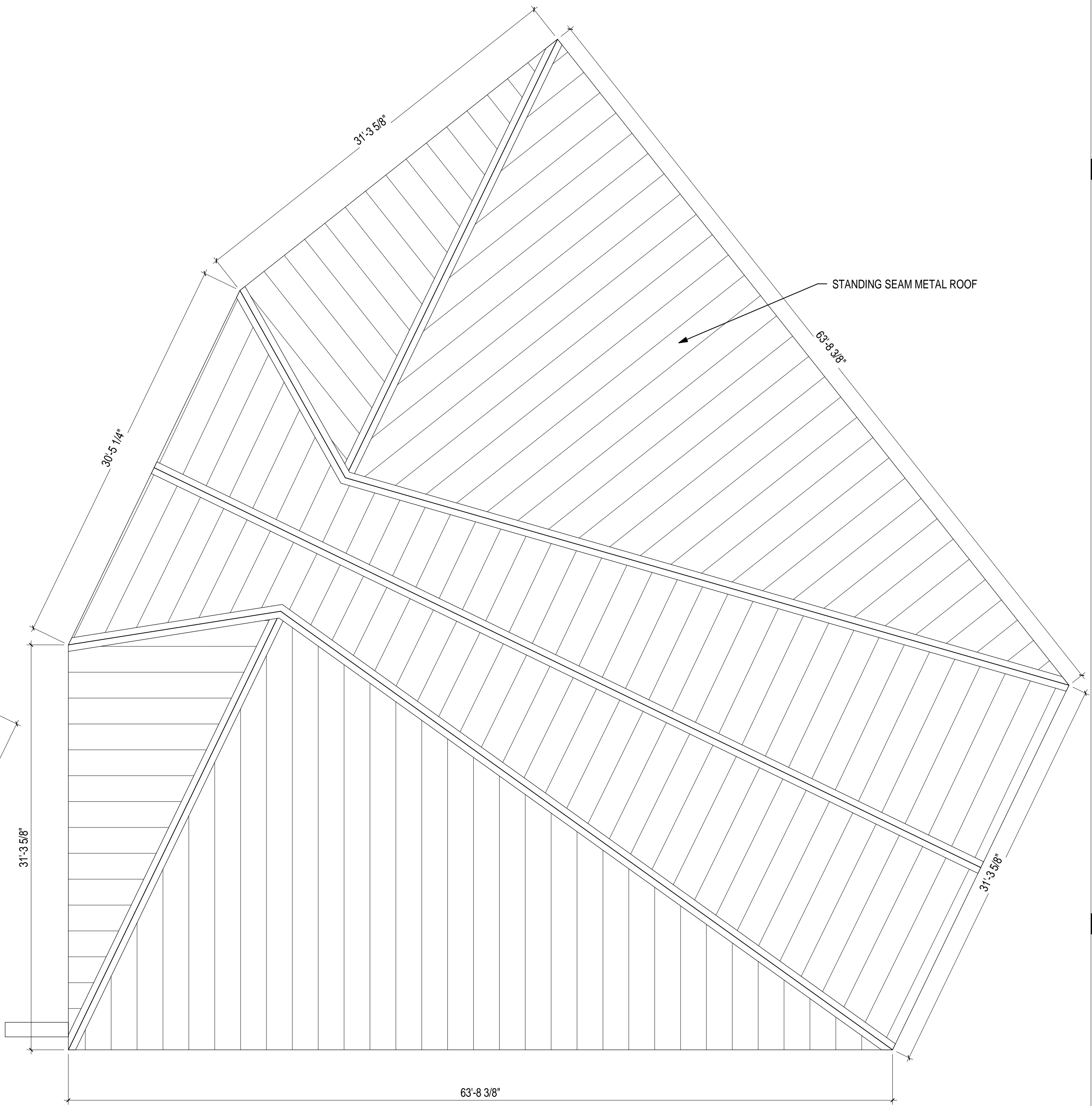
DATE
05.10.17

FLOOR PLAN GENERAL NOTES

- 1 SEE SHEET A700 FOR PARTITION TYPES.
2 SEE SHEET A720 FOR DOOR AND FRAME ELEVATIONS AND DOOR SCHEDULE.
3 DIMENSIONS ARE TO FACE OF PAINTED SURFACE UNO
4 SEE SHEET A901 FOR FURNITURE NOTES AND DIMENSIONS.
5 SEE SHEET A901 FOR ROOM FINISH INFORMATION.
6 MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHOWN HERE FOR REFERENCE ONLY. SEE
MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.



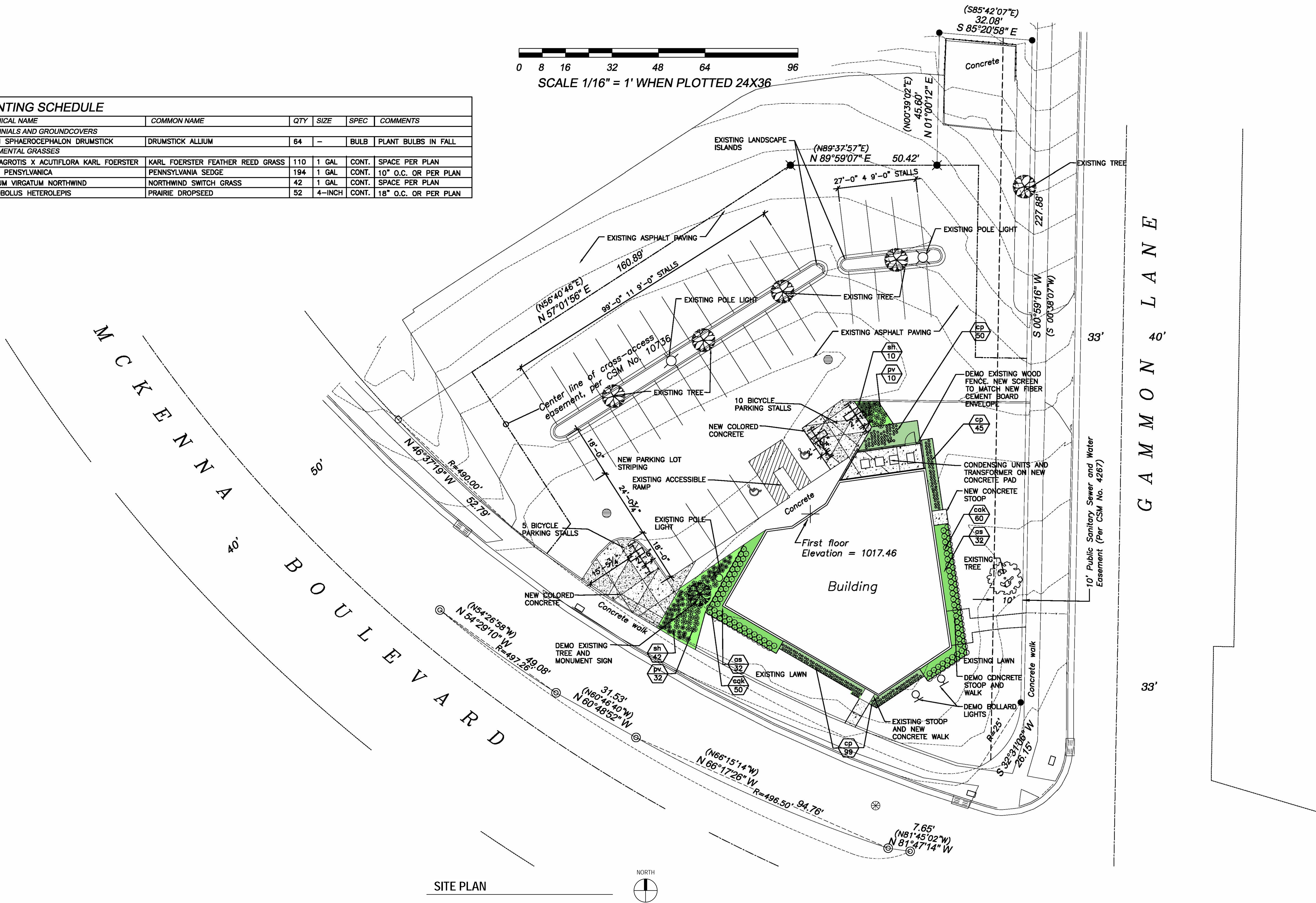
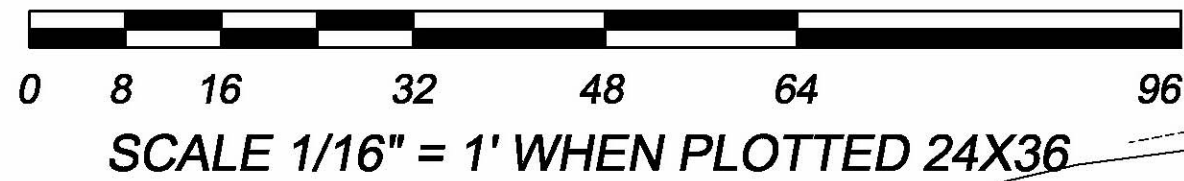
1 FIRST FLOOR PLAN
3/16" = 1'-0"



② ROOF PLAN
3/16" = 1'-0"



PLANTING SCHEDULE						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPEC	COMMENTS
PERENNIALS AND GROUNDCOVERS						
as	ALLIUM SPHAEROCEPHALON DRUMSTICK	DRUMSTICK ALLIUM	64	-	BULB	PLANT BULBS IN FALL
ORNAMENTAL GRASSES						
caK	CALAMAGROTIS X ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	110	1 GAL	CONT.	SPACE PER PLAN
cp	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	194	1 GAL	CONT.	10" O.C. OR PER PLAN
pv	PANICUM VIRGATUM NORTHWIND	NORTHWIND SWITCH GRASS	42	1 GAL	CONT.	SPACE PER PLAN
sh	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	52	4-INCH	CONT.	18" O.C. OR PER PLAN



SITE PLAN

