



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647

p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

Ann Arbor Design Review Board Application

Section 1: General Information	
Project Name:	The Madison on Main
Project Location and/or Address:	600 South Main Street Ann Arbor, MI 48103
Base Zoning District, Character Overlay District, and Building Frontage Designation:	Zoning District: D-2 Character Overlay: First Street Frontage Designation: Secondary Street
Type of Site Plan Petition (check):	<input type="checkbox"/> Site Plan for City Council approval <input type="checkbox"/> Site Plan for Planning Commission approval <input type="checkbox"/> PUD Site Plan <input checked="" type="checkbox"/> Planned Project Site Plan <input type="checkbox"/> Administrative Amendment with façade change
Developer:	Urban Group Development Company
Property Owner:	600 South Main, LLC
Property Owner's Signature:	X _____ (Renee Lossia-Acho, Authorized Agent)
Developer's interest in property if not owner:	Long term ground lease

<p>Design Team (include all individuals, firms and groups involved):</p>	<p>Daniel Ketelaar - President, Urban Group Development Company Mark Ehgotz, Victor Saroki - Saroki Architecture Shannon Gibb-Randall - InSite Design Bob Wanty - Washtenaw Engineering Robert Darvas - Robert Darvas Associates Todd Zimmerman - Zimmerman/Volk Associates</p>
<p>Contact Person (name, phone number and email of one person):</p>	<p>Daniel Ketelaar, President Urban Group Development Company 734-747-7230 dk@urbangroupdev.com</p>

<p>Section 2: Project Details</p>	
<p>Project Specifics:</p>	<p>Site size (sq. ft.): <u> 9,441 sf </u></p> <p>Total floor area (sq. ft.): <u> 37,764 sf </u></p> <p>Number of stories: <u> 6 stories plus penthouse </u></p> <p>Building Height (ft.): <u> 76 ft (from average grade to top of elevator) </u></p> <p>Ground floor uses: <u> retail/cafe/deli, residential lobby, parking </u></p> <p>Upper floor uses: <u> residential </u></p> <p>Number dwelling units: <u> 28 - 32 </u></p> <p>Number off-street parking spaces: <u> 26 </u></p> <p>Open space (sq. ft.): <u> 1,900 sf Provided (10% or 941 sf min. required) </u></p>

On a separate sheet(s), please address each of the following in separate statements:

- 2a. Brief description of design concept (what the project/structure looks like).
- 2b. Brief description of development program (intended uses, known or possible tenants, etc.)

Section 3: Project Design

On a separate sheet(s), please address each of the following in separate statements:

- 3a. Describe the context of the site.
- 3b. Is there an inspiration or a theme for the design concept? Describe.
- 3c. Describe how the project responds to the Design Guidelines for its Character District.
- 3d. Describe how the project responds to the Design Guidelines for Context and Site Planning.
- 3e. Describe how the project responds to the Design Guidelines for Buildings.
- 3f. Describe how the project responds to the Design Guidelines for Building Elements.
- 3g. If desired, note any other important elements, features or design concepts not covered above that will help the Design Review Board understand how the project fosters excellence in the design of the built environment of downtown Ann Arbor, the overarching goal of the Downtown Design Guidelines.



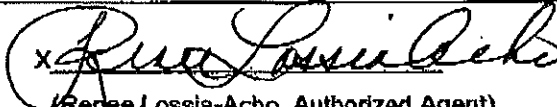
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October 24, 2011