

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 5.4.
Project # 8-52-05

DATE SUBMITTED: <u>SEPT 14 2005</u>	Action Requested
UDC MEETING DATE: <u>SEPT 21 2005</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 5451 WORLD DAIRY DRIVE

ALDERMANIC DISTRICT: COMPTON

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
DON GARDNER J.D. ASH ARCHITECT
JAMES FRATER 5707 STEEPLECHASE DR
MIKE BAKER WAUNAKEE WI

CONTACT PERSON: J.D. ASH
Address: 5707 STEEPLECHASE DR
WAUNAKEE WI
Phone: 849-3063
Fax: 850-4714
E-mail address: JDASH82944@CHARTER.NET

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 50,000 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)



SIP for:

An office facility located at 5451 World Dairy Drive, Lot 1, Madison Wi.

OWNER:

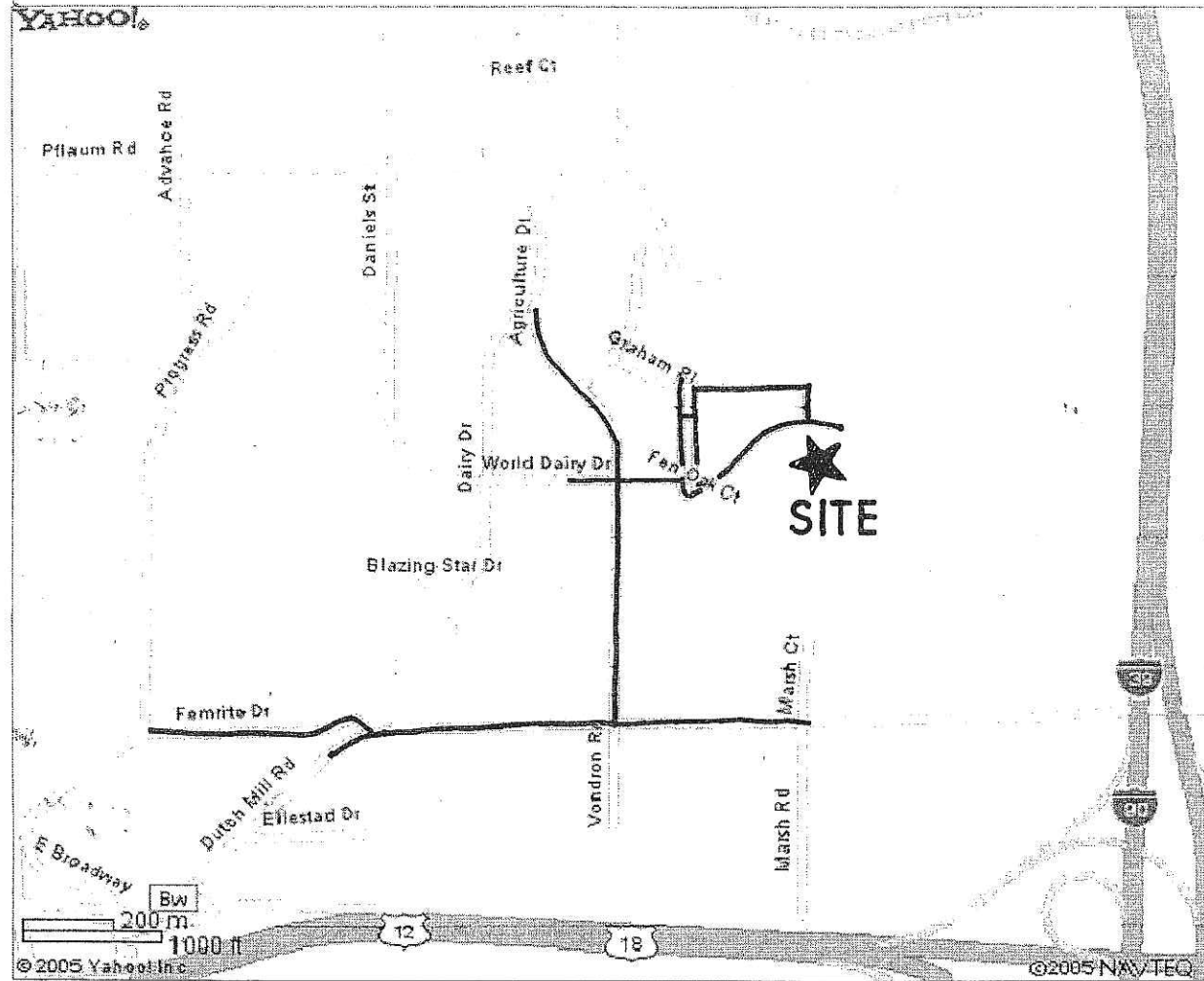
Fen Oak LLC
429 Gammon Pl.
Madison Wisconsin

CONTRACTOR:

ABC
3624 Pioneer Rd
Verona Wisconsin

ARCHITECT:

JD ASH Architect
5707 Steeplechase Drive
Waunakee Wisconsin



LOCATION MAP

JD ASH ARCHITECT

LLC

I am requesting a final review and approval for the construction of a 31,270 sf office facility located 5451 World dairy drive also known as lot 1.

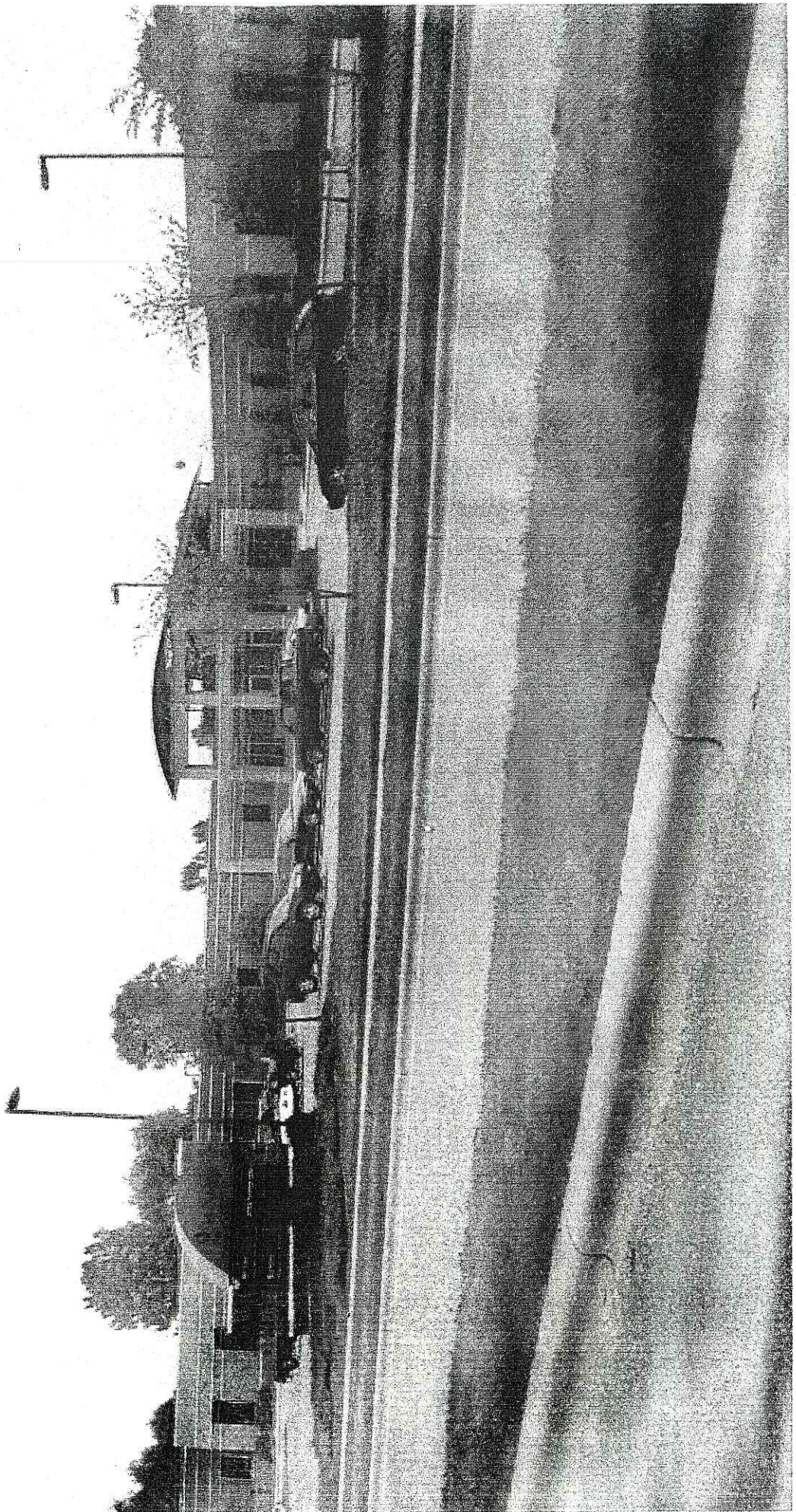
The building will be 50% owner occupied by a research-testing corporation known as BIT 7.

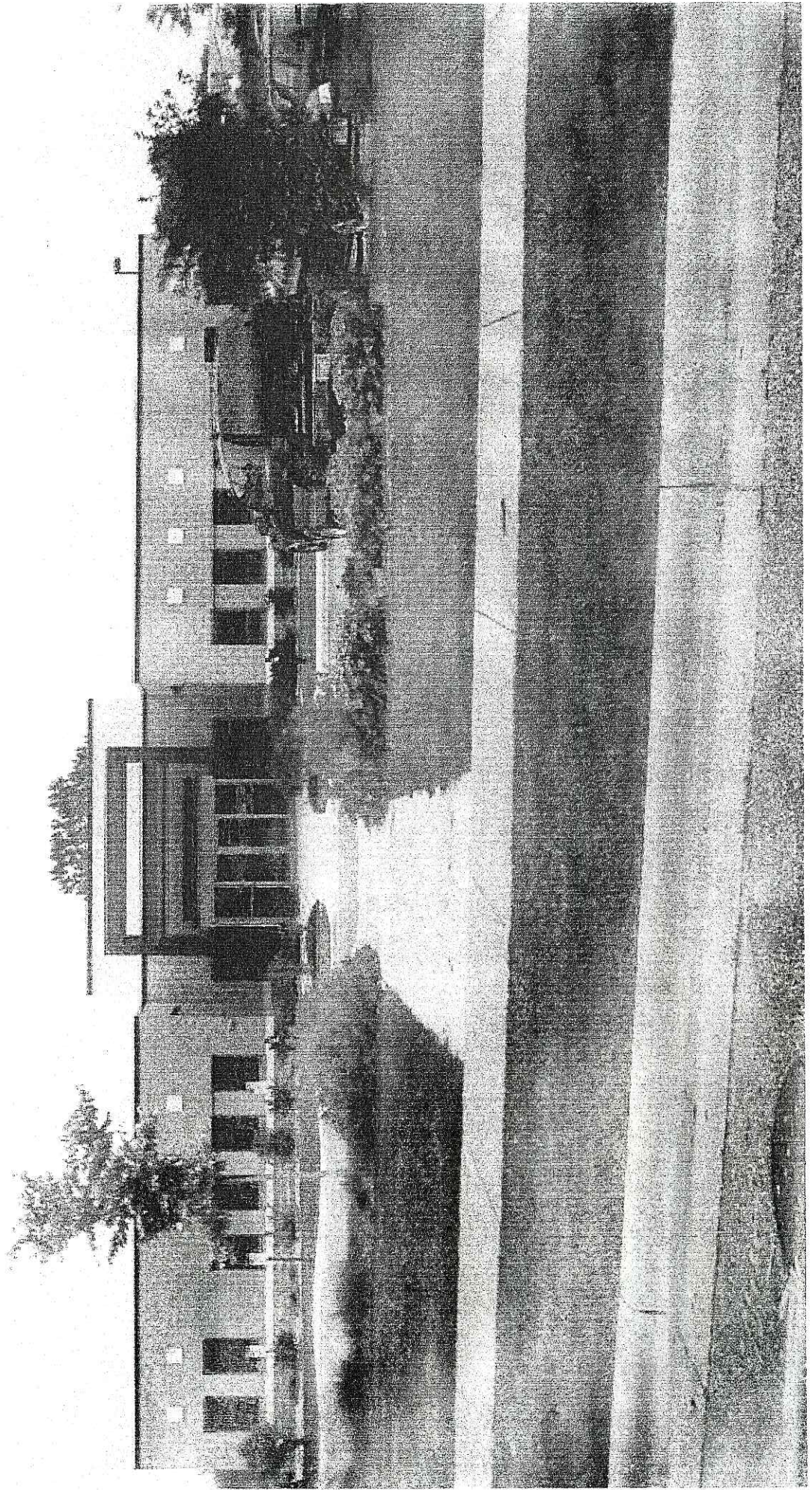
The site is immediately adjacent to wetlands at the south property line and provides a beautiful view for the occupants, which is reflected by the use of glass shown on the south building elevations.

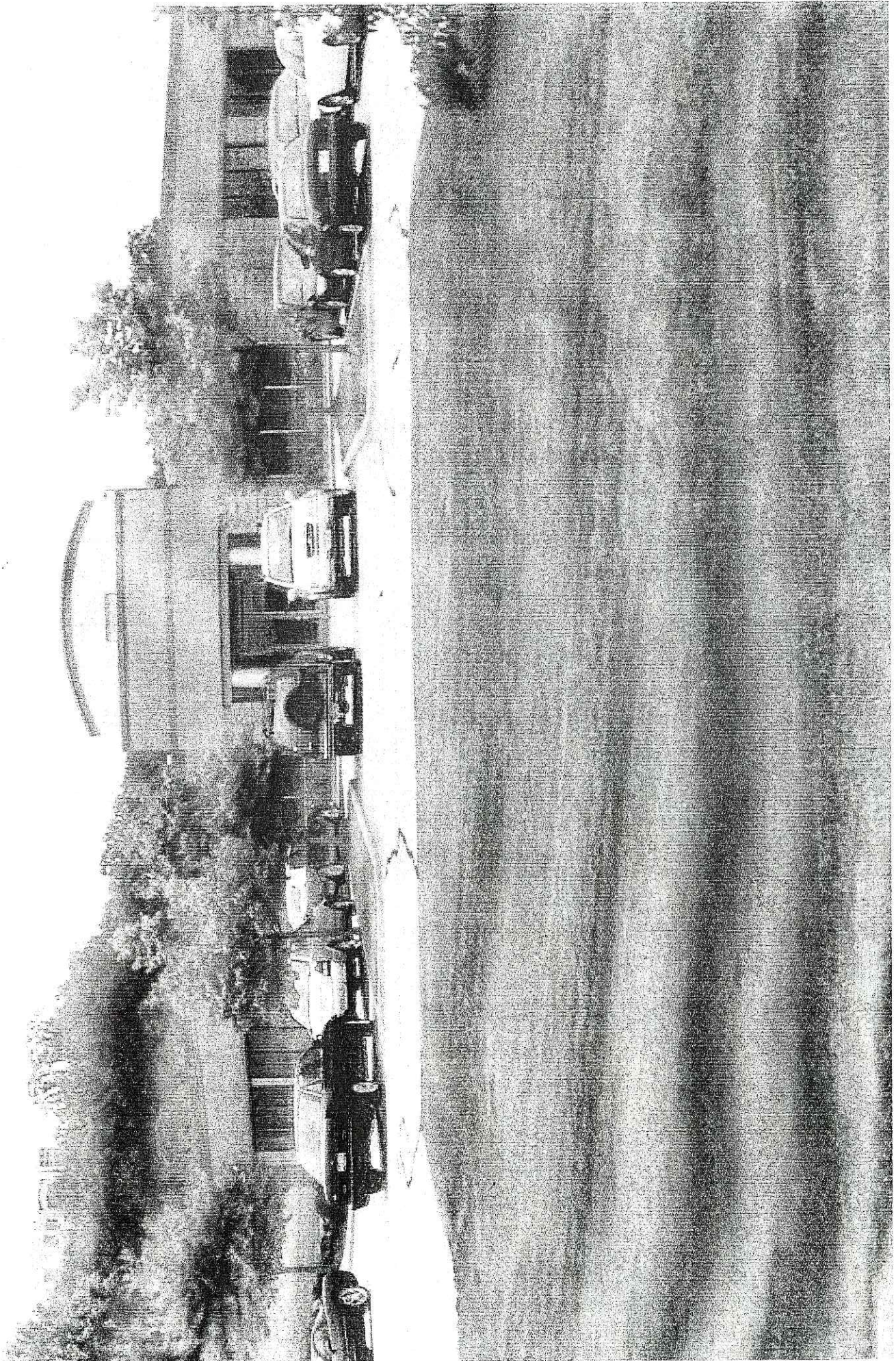
The building construction is a steel frame with 6" structural steel studs with exterior sheathing covered with 4" masonry veneer and a 24" metal panel with a honeycomb backer for stiffness.

I look forward to answering any questions that you may have at the earliest presentation opportunity.

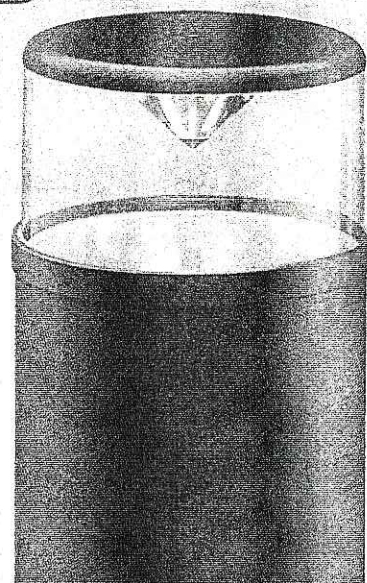
Sincerely JD Ash







Lamp Included!



Clear Lens
HC Series

Round Bollard

Construction

Unlike other bollards, this unique design positions the lens on the top of the fixture. The clear lens is sturdy injection-molded acrylic. It attaches to the housing with an overlapping die-cast aluminum retainer ring. For quick relamping, only four flush-mounted, stainless-steel fasteners need to be removed from the base. Two silicone lens seals prevent moisture from entering the lens. Optional decorative Dome Top or Extended Flat Top styles also are available.

The housing is an aluminum extrusion that is standard with our exclusive DeltaGuard® finish, featuring an E-coat epoxy primer with bronze ultra-durable powder topcoat. Consult factory for availability of other finish colors. The housing fastens to a cast-aluminum base with four supplied 1/4-20 flat-head, stainless-steel screws.

Within the housing, a formed and channeled heavy-gauge steel frame supports the electrical components and reflector. A double-tip silicone seal at the top of the reflector and a sealed lamp socket prevent insects, dirt and moisture from entering the optical system.

Ballast

A high-power-factor ballast is standard. The 13-watt fluorescent and 35-watt HPS bollards are standard with a 120-volt ballast and are available with an optional 277-volt ballast. 100W HPS is standard with a quad-volt ballast (120/208/240/277). All other wattages are standard with a dual-volt ballast (120/277V; in Canada, on 70-to-100-watt fixtures, a tri-volt (120/277/347V) ballast is supplied). In the US, additional quad-volt (120/208/240/277V) ballast option for 50-to-100-watt MH and 70-watt HPS bollard is available.

Lamps

13-watt quad-tube compact fluorescent; 50, 70, 100W MH; 35, 50, 70 and 100W HPS.

Installation

The entire extrusion and lens can be removed from the base as one assembly. The base is secured to a concrete footing using three 3/8" x 6" steel anchor bolts supplied. We suggest installation in a 2' deep x 12" diameter poured base, unless soil type and frost line in your area dictate a deeper base. A 3-inch diameter conduit opening is provided in the base for ease of wiring.

Performance

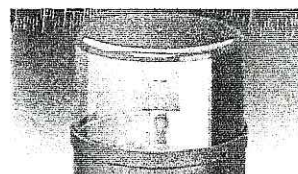
The exclusive optical system of the clear lens HC Series produces twice the light output of most competitive products. A 70° main beam provides uniform distribution with low brightness at spacings up to 40 feet. While only 36 inches high, the HC Series achieves a light center slightly less than 3 feet. (Other bollards need 42 inches of height to accomplish this.)

Labels

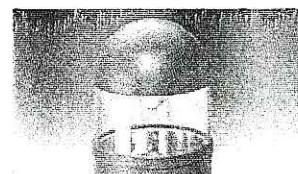
The Round Bollard is UL Listed in the US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

HC Series Order Information

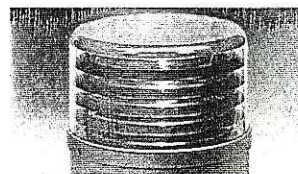
Wattage/ Lamp Type	Catalog Number Standard	Catalog Number		Prepar Price
		Dome Top	Extended Flat Top	
Clear Lens	Prepar Price			Prepar Price
50W MH	HC405-D	HCD405-D	HCF405-D	\$253
70W MH	HC407-D	HCD407-D	HCF407-D	\$253
100W MH	HC410-D	HCD410-D	HCF410-D	\$253
35W HPS	HC503-1	HCD503-1	HCF503-1	\$265
50W HPS	HC505-D	HCD505-D	HCF505-D	\$270
70W HPS	HC507-M	HCD507-M	HCF507-M	\$270
100W HPS	HC510-M	HCD510-M	HCF510-M	\$270
13W Fluorescent	HC213-1	HCD213-1	HCF213-1	\$231
Options: (Factory-installed)		Change	Add After	Prepar
Description		Suffix To	Suffix	Adder
277V ballast (fluorescent only)		2		\$3
Quad-volt ballast (50-100W MH)		M		\$4
Tri-volt ballast (70 & 100W only) (Canada only)		T		\$4
Single Fuse (277V Reactor, 120V, 277V or 347V)		27, 1, 2 or 6	F	\$11
Dual Fuse (208V or 240V)		3 or 4	F	\$19
Photocell (120V, 277V, 208V, 240V or 347V)		1, 2, 3, 4 or 6	P	\$13
180° Shielded Clear Lens			A	\$8
Tamperproof Lens Fasteners			J	\$2
Polycarbonate Lens			V	\$19
Accessories:		Catalog #		Prepar
Description				Price
Louver (Field-installed)		HCL		\$29
Tamperproof Screwdriver		TPS-1		\$13
Catalog Number Logic/Voltage Suffix Key		Page 11		
Accessories		Page 39		



180° Shielded Clear Lens option



Dome Top with Clear Lens (HCD)



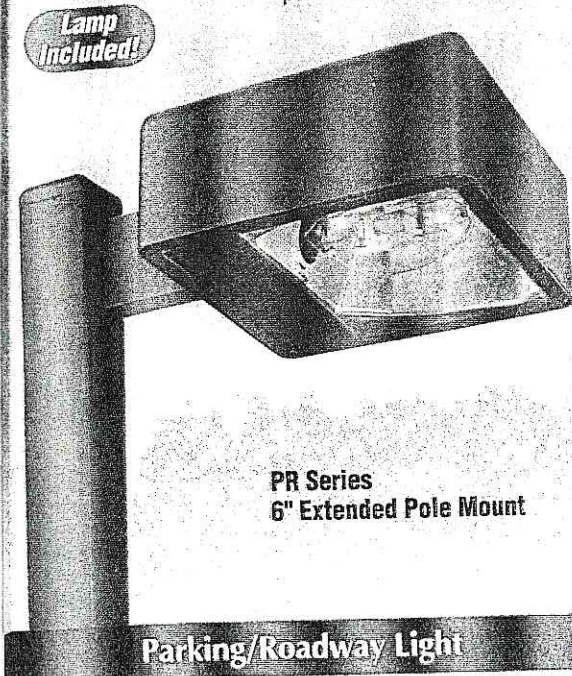
Louver accessory



Extended Flat Top with Clear Lens (HCF)

Quality For Less—Buy Factory Direct!
(800) 236-7000; FAX: (800) 236-7500
Order on-line www.ruudlighting.com

New improved photometric performance coming early 2004



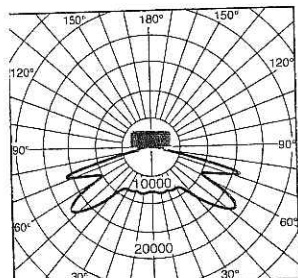
**PR Series
6" Extended Pole Mount**

Parking/Roadway Light

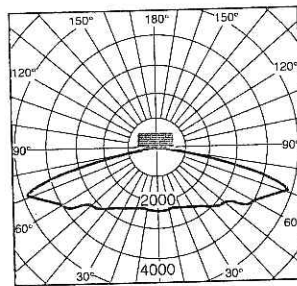
The 12-inch and 16-inch housings of the Parking/Roadway Light have a Type III symmetric distribution pattern. The 22-inch housing has Type II asymmetric distribution. Ideally suited for roadway applications, parking areas or for building-mounted security lighting.

Three Sizes:

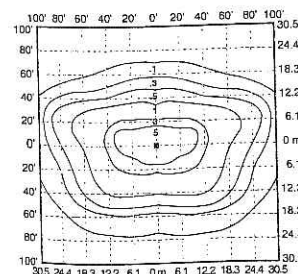
- 2" square x 5" deep (305 x 127 mm)
- 6" square x 6.5" deep (406 x 165 mm)
- 12" square x 9.25" deep (559 x 235 mm)



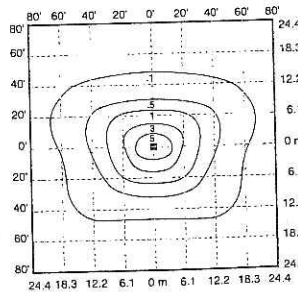
Typical Candlepower Distribution of 400W HPS Parking/Roadway Light.



Typical Candlepower Distribution of 150W HPS Parking/Roadway Light.



Isofootcandle plot of one 400W HPS Parking/Roadway light at 30' (9.1 m) mounting height, and 0° tilt above horizontal.



Isofootcandle plot of one 150W HPS Parking/Roadway Light at 20' (6.1 m) mounting height, and 0° tilt above horizontal.

PR Series Order Information

Housing Size (sq.)	Wattage/ Lamp	Catalog Number	Prepay Price	Mounting Code (Insert Code at * in Catalog #)	Prepay Adder
12"	150W PSMH	MPR*615-M	\$156	1 = 1-1/2" Close Pole Mount	\$6
16"	320W PSMH	PR*632-M	\$171	2 = 6" Extended Pole Mount	\$11
12"	50W MH	MPR*405-D	\$145	3 = 2" Adjustable Fitter	\$19
12"	70W MH	MPR*407-D	\$145	4 = Yoke Mount	\$8
12"	100W MH	MPR*410-D	\$145	6 = 1/2" Adjustable Fitter (12" housing only)	\$8
12"	175W MH	MPR*417-M	\$134		
16"	175W MH	PR*417-M	\$154	K = Round Tube Off-Center	\$114
16"	250W MH	PR*425-M	\$156	Tenon Mount (16" housing only)	
16"	400W MH	PR*440-M	\$160	(For 2-3/8" or 3" O.D.)	
22"	1000W MH	PR*499-M	\$278	M = Round Tube Off-Center	\$102
12"	35W HPS	MPR*503-1	\$127	Direct Mount (16" housing only)	
12"	50W HPS	MPR*505-D	\$132	W = Wall Mount	\$17
12"	70W HPS	MPR*507-M	\$132	6 = Without Mounting (hardware) (factory-drilled)	\$2
12"	100W HPS	MPR*510-M	\$132		
12"	150W HPS	MPR*515-M	\$132		
16"	250W HPS	PR*525-M	\$167		
16"	400W HPS	PR*540-M	\$175		
22"	1000W HPS	PR*599-M	\$342		

NOTE: When using multiple 22" sq. housings at 90° configuration, a special 12" arm is required, see page 148.

Other lamp wattages available—consult factory

‡ Reduced envelope lamp, ED28 for 320W PSMH.

Options: (Factory-installed)	Change Suffix To	Add After Suffix	Prepay Adder
277V Reactor Ballast (PSMH only)	27		deduct \$5
120V Reactor ballast (50–150W HPS 12" housing only)	1		deduct \$11
480V ballast (320W PSMH, 175–1000W MH & 70–1000W HPS only)	5		no adder
Quad-volt ballast (50–100W MH only)	M		\$4
Tri-volt ballast (320W PSMH, 70–1000W MH & 70–1000W HPS only) (Canada only)	T		no adder
Single Fuse (277V Reactor, 120V, 277V or 347V)	27, 1, 2 or 6	F	\$11
Dual Fuse (208V, 240V or 480V)	3, 4 or 5	F	\$19
Quartz Standby (delay-relay type) (includes 100W Q lamp) (n/a 277V Reactor)	Q		\$42
Uplight Lens Frame		U	\$6
Button Photocell (Factory-installed with all mountings other than 2" Adjustable Fitter)			
NOTE: n/a on 1000W w/120V; all 480V	27, 1, 2, 3, 4 or 6	P	\$13

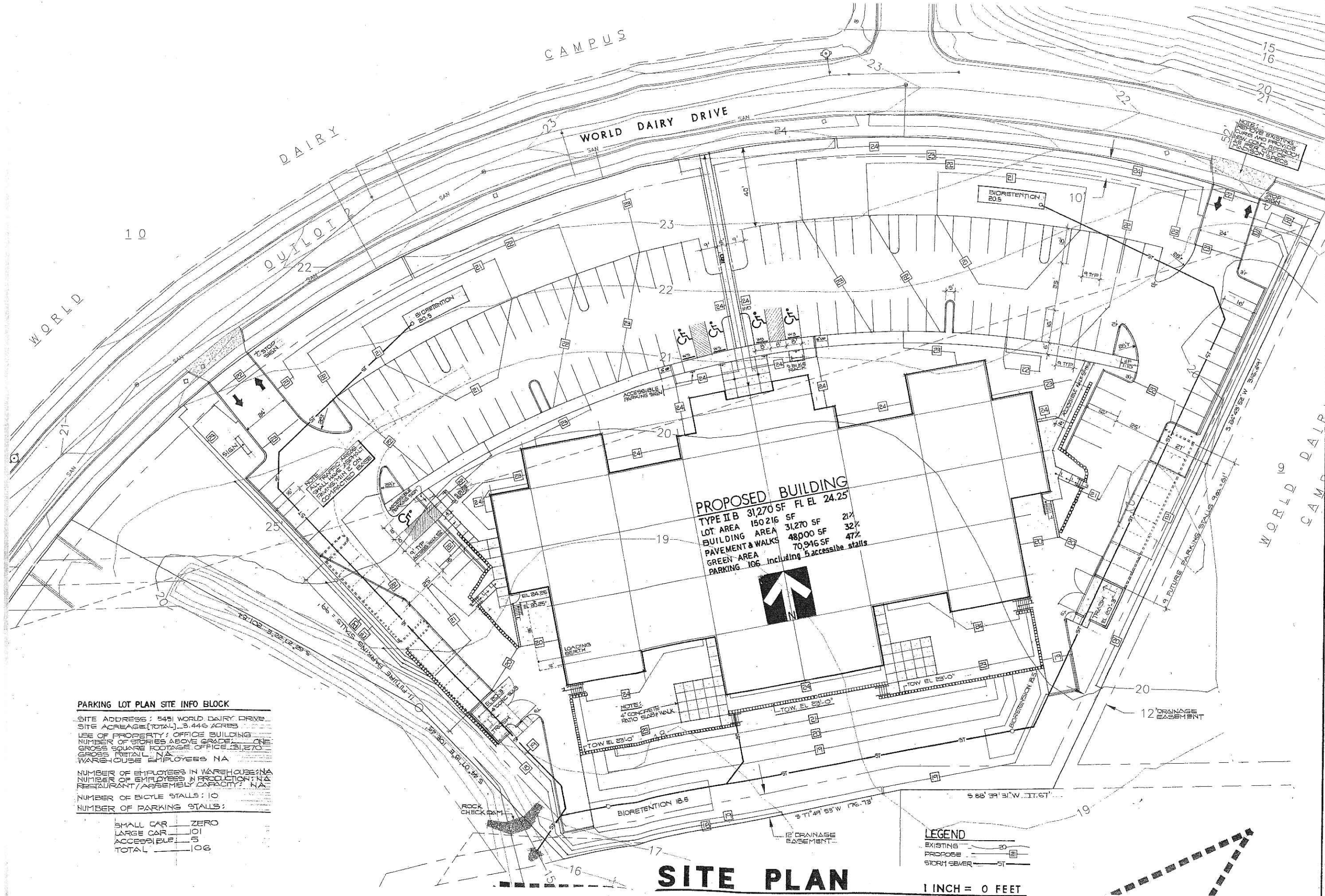
External Photocell (Factory-installed) (Page 131)

For fixtures w/1000W, 120V	1	P	\$17
For fixtures w/480V	5	P	\$21

Accessories: (Field-installed)	12" housing Prepay Price	16" housing Prepay Price	22" housing Prepay Price
Wire Guard	FWG-12 \$11	FWG-16 \$15	FWG-22 \$30
Backlight Shield	SBL-12 \$4	SBL-16 \$4	SBL-22 \$6
Button Photocell (Field-installed in fixtures with 2" Adjustable Fitter)		Catalog #	Prepay Price
For fixtures w/120V (n/a on 1000W)		PC-1	\$8
For fixtures w/208, 240 or 277V		PC-2	\$8
For fixtures w/347V		PC*6	\$8

Mountings	Page 114
Catalog Number Logic/Voltage Suffix Key	Page 113
Optical Systems	Pages 103–105
Accessories	Page 131
Mounting Alternatives	Pages 148–149
Mounting Brackets	Pages 150–151
Poles	Pages 152–155

Product information available on our web site!
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Order on-line www.ruudlighting.com



PARKING LOT PLAN SITE INFO BLOCK

SITE ADDRESS: 5451 WORLD DAIRY DRIVE
 SITE ACREAGE (TOTAL): 3.446 ACRES
 USE OF PROPERTY: OFFICE BUILDING
 NUMBER OF STORIES ABOVE GRADE: ONE
 GROSS SQUARE FOOTAGE OFFICE: 31,270
 GROSS RETAIL: NA
 WAREHOUSE EMPLOYEES: NA

NUMBER OF EMPLOYEES IN WAREHOUSE: NA
 NUMBER OF EMPLOYEES IN PRODUCTION: NA
 RESTAURANT/ASSEMBLY CAPACITY: NA

NUMBER OF BICYCLE STALLS: 10
 NUMBER OF PARKING STALLS:

SMALL CAR	ZERO
LARGE CAR	101
ACCESSIBLE	5
TOTAL	106

PROPOSED BUILDING
 TYPE II B 31,270 SF FL EL. 24.25
 LOT AREA 150,216 SF 21%
 BUILDING AREA 31,270 SF 32%
 PAVEMENT & WALKS 48,000 SF 47%
 GREEN AREA 70,946 SF 47%
 PARKING 106 including 5 accessible stalls

LEGEND
 EXISTING ————
 PROPOSED ————
 STORM SEWER ————

SITE PLAN

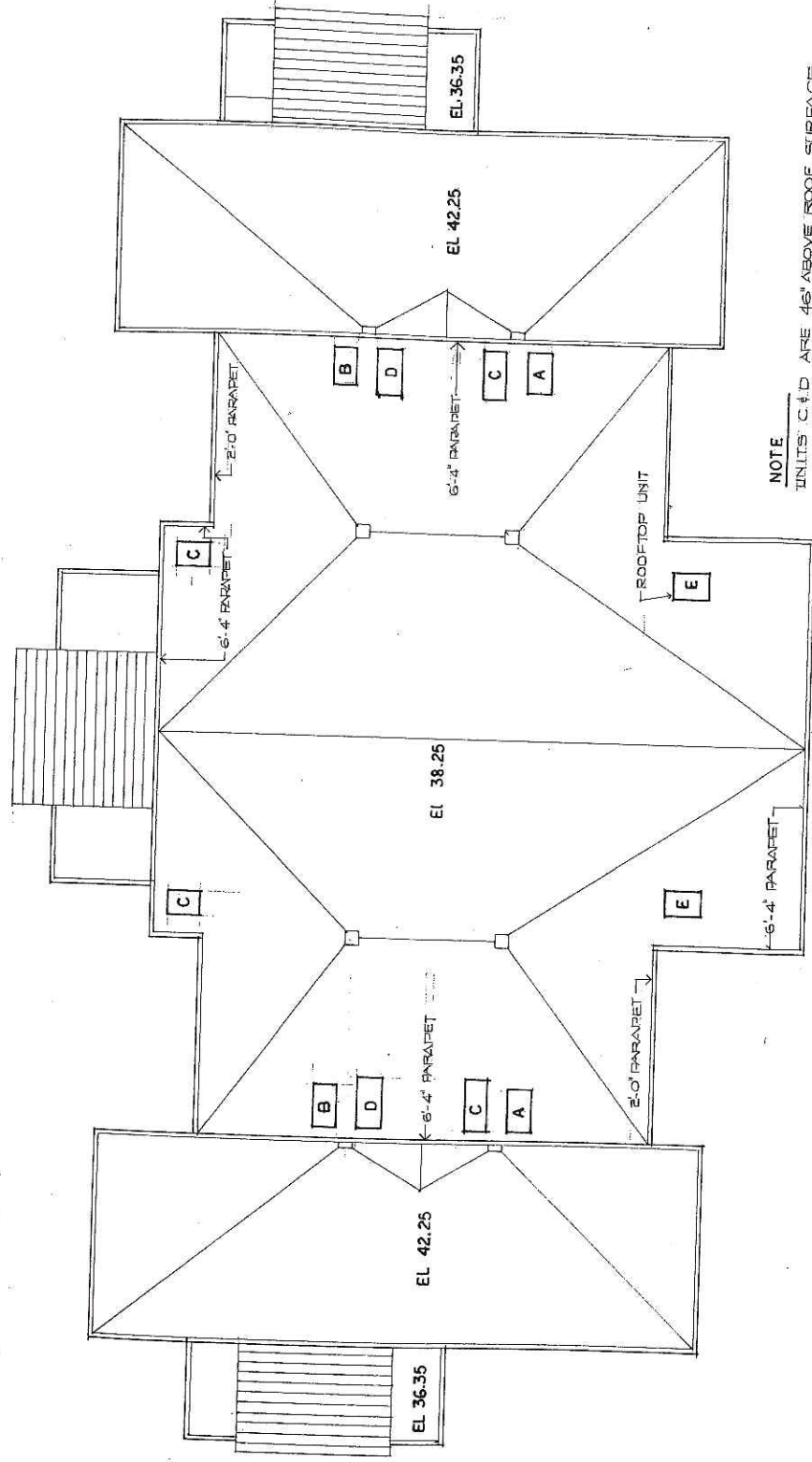
1 INCH = 0 FEET

PROJECT: OFFICE FACILITIES
 5451 WORLD DAIRY DRIVE LOT 1
 MADISON WI

OWNER: FEN OAK LLC
 429 GAMMON PL
 MADISON WI

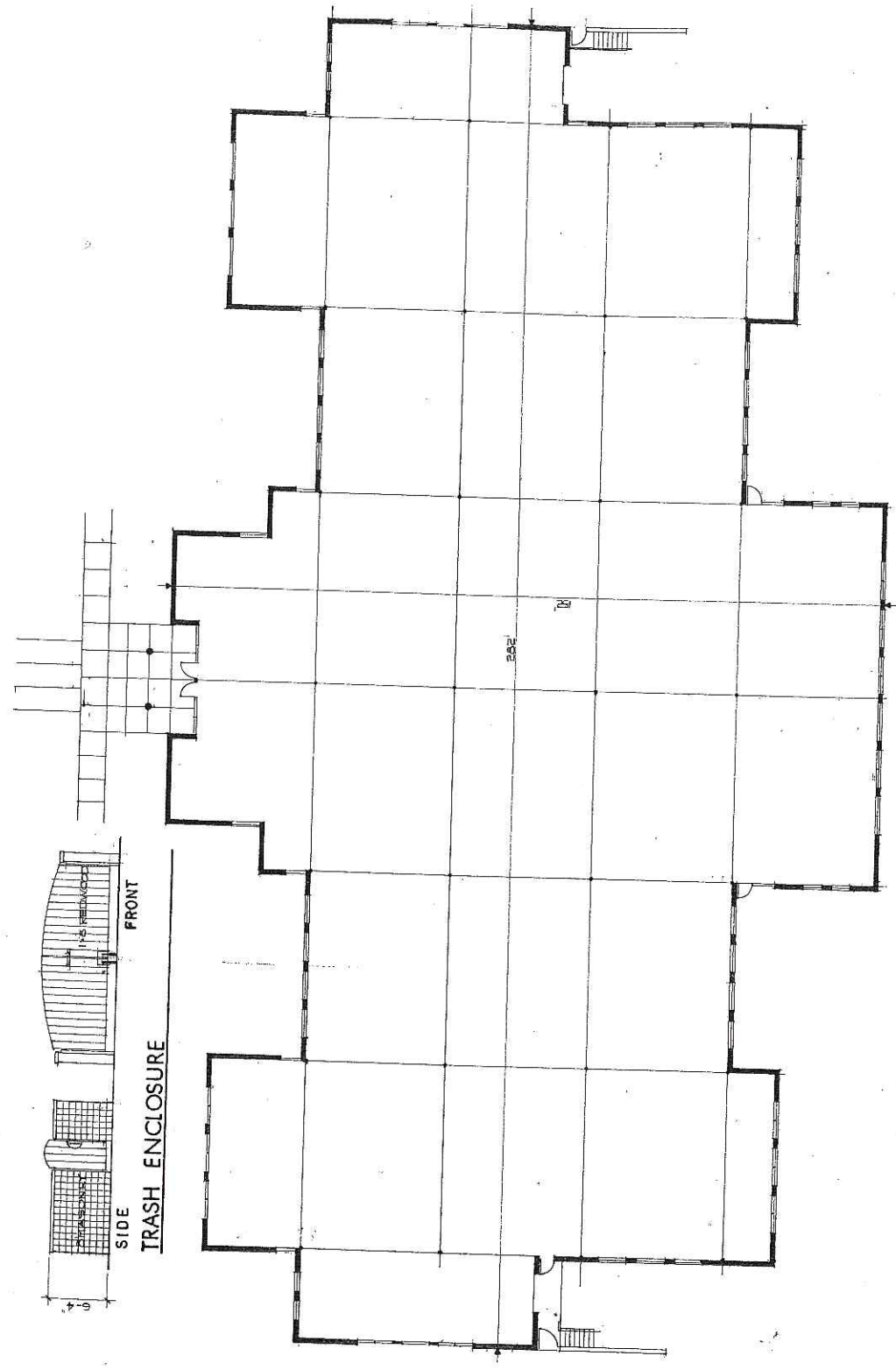
CONTRACTOR: ABC
 3624 PIONEER RD
 VERONA WI

JD ASH ARCHITECT, LLC
 1000 WISCONSIN ESB57
 WISCONSIN
 PHONE: 845-3063
 FAX: 850-4714



NOTE
 UNITS C & D ARE 46" ABOVE ROOF SURFACE
 UNITS A, B & E ARE 56" TO 64" ABOVE ROOF

ROOF PLAN 1/16



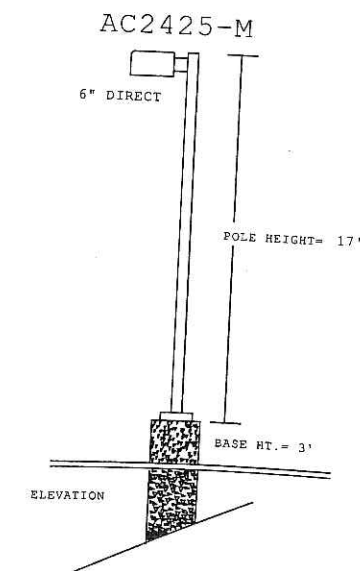
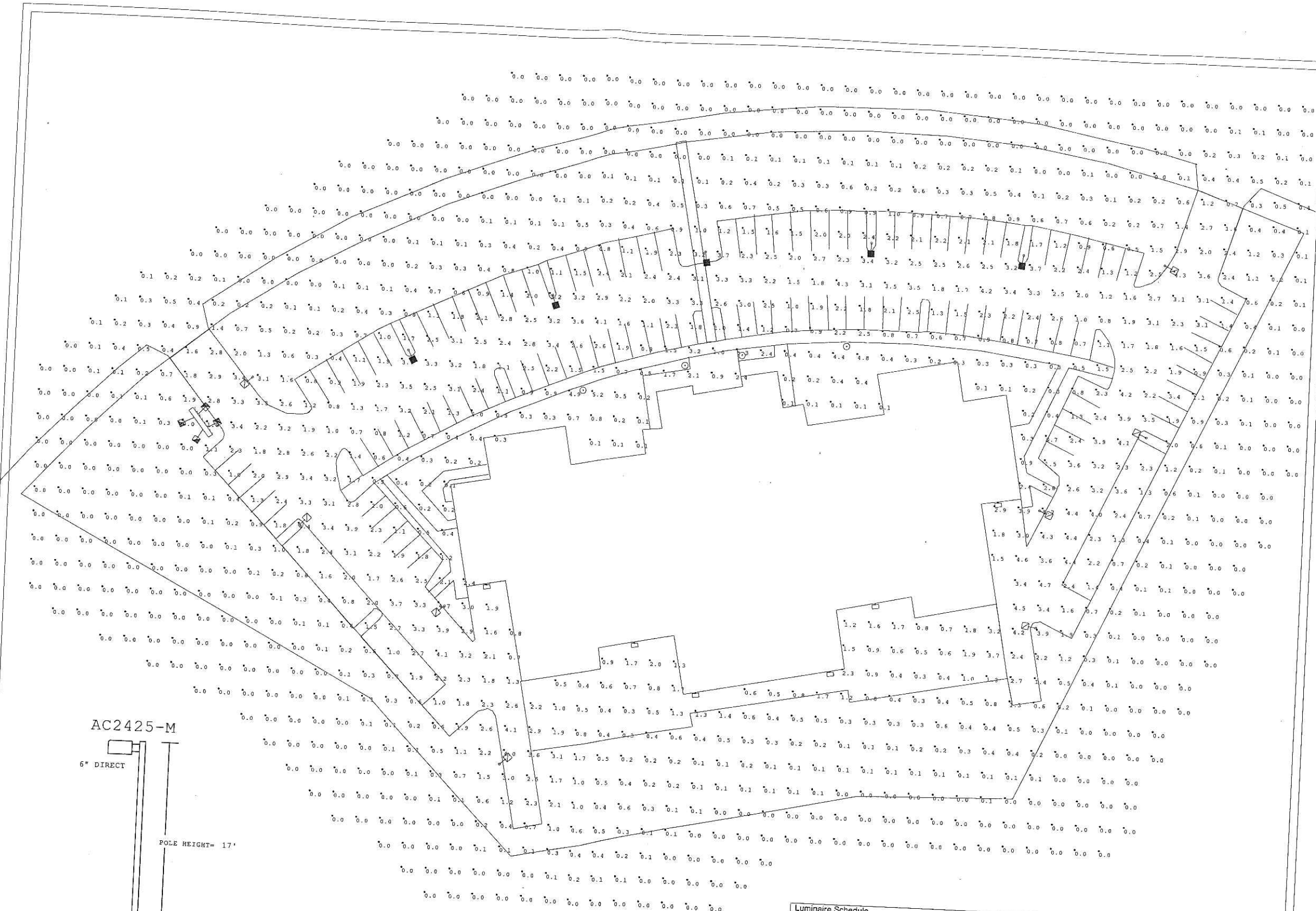
FLOOR PLAN 1/16

PROJECT:
OFFICE FACILITIES
 5451 WORLD DAIRY DRIVE LOT 1
 MADISON WI

OWNER:
 FEN OAK LLC
 429 GAMMON PL
 MADISON WI

CONTRACTOR:
ABC
 3624 PIONEER RD
 VERONA WI

JD ASH
 ARCHITECT LLC
 5707 STEELEDORSE DR
 WALKER, WISCONSIN 53187
 PHONE 808.898.2058
 FAX 808.898.4714



HEIGHT TO BOTTOM OF FIXTURES -
 POLE MOUNTED: 20' AFG
 BUILDING MOUNTED: 11' AFG
 SETBACK FROM SIGN (LFS SERIES): 4'
 PROPOSED POLES MEET 120 MPH SUSTAINED WINDS

ADDITIONAL REQUIRED EQUIPMENT:
 (13) - PS4S17C1BZ (17" X 4" SQUARE STEEL POLES)
 (8) - SBL-16 (BACK LIGHT SHIELDS)
 (2) - PGM-1 (GROUND MOUNT POSTS)

PAVED AREA

Illuminance Values(Fc)
 Average = 4.27
 Maximum = 4.7
 Minimum = 0.6
 Avg/Min Ratio = 3.78
 Max/Min Ratio = 7.83

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
□	5	PR425	SINGLE	19100	0.650	PR2425-M (250W MH)
□	8	PR425SBL	SINGLE	19100	0.650	PR2425-M (250W MH, W/ BLS)
□	6	E3407	SINGLE	5000	0.650	E3407-D (70W MH)
□	4	HC407	SINGLE	5600	0.650	HC407-D (70W MH)
□	4	LFS417	SINGLE	12600	0.650	LFS3417-M (175W MH)

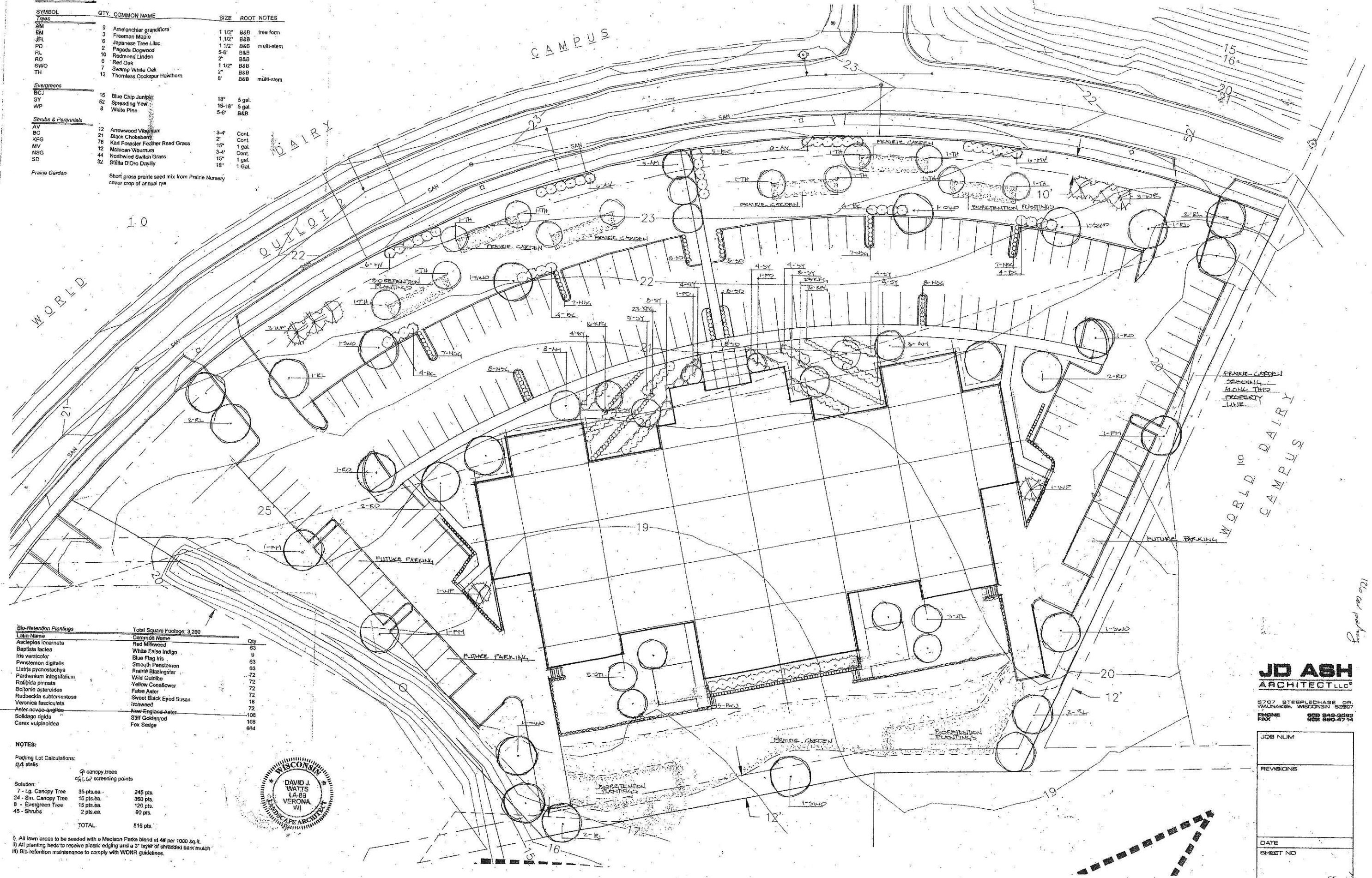
RUUD LIGHTING
 800.236.7000 USA <www.ruudlighting.com> 905.671.1991 CAN

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

Date: 9/14/2005	Scale: 1"=30'	Layout by: MARK JANAKY
Project Name: W1 - WORLD DAIRY CAMPUS - R1		
Filename: 50810ES1MDJR1.a32		
FOOTCANDLES CALCULATED AT GRADE USING MEAN LUMENS		
Numeric Summary		
Project: All Projects		
Label	Avg	Max
SITE	0.82	5.7
SIGN	0.72	5.7
	Min	Avg/Min
	0.00	0.00
	Max/Min	
	7.00	

PLANTING SCHEDULE

SYMBOL	QTY.	COMMON NAME	SIZE	ROOT NOTES
Trees				
AM	9	Amelanchier grandiflora	1 1/2"	B&B tree form
FM	3	Freeman Maple	1 1/2"	B&B
PD	2	Japanese Tree Lilac	1 1/2"	B&B multi-stem
RL	10	Pagoda Dogwood	5-6'	B&B
RO	6	Red Oak	2"	B&B
SWO	7	Swamp White Oak	1 1/2"	B&B
TH	12	Thornless Cockspur Hawthorn	2"	B&B multi-stem
Evergreens				
BCJ	15	Blue Chip Juniper	18"	5 gal.
SY	52	Spreading Yew	15-18"	5 gal.
WP	8	White Pine	5-6'	B&B
Shrubs & Perennials				
AV	12	Arrowwood Viburnum	3-4'	Cont.
BC	21	Black Chokeberry	2"	Cont.
KFG	28	Karl Foerster Feather Reed Grass	15"	1 gal.
MV	12	Mohican Viburnum	3-4'	Cont.
NSG	44	Northwind Switch Grass	15"	1 gal.
SD	32	Silka D'Oro Daylily	18"	1 gal.
Prairie Garden: Short grass prairie seed mix from Prairie Nursery cover crop of annual rye				



Bio-Retention Plantings
Total Square Footage: 3,290

Latin Name	Common Name	Qty
Asclepias incarnata	Red Milkweed	63
Baptisia lactea	White False Indigo	9
Iris versicolor	Blue Flag Iris	63
Penstemon digitalis	Smooth Penstemon	63
Liatris pycnostachya	Prairie Blazingstar	72
Parthenium integrifolium	Wild Quinine	72
Rudbeckia pinnata	Yellow Coneflower	72
Baltonia asperoides	False Aster	72
Rudbeckia subtomentosa	Sweet Black Eyed Susan	18
Veronica fasciculata	Ironweed	72
Aster novae-angliae	New-England Aster	108
Solidago rigida	Stiff Goldenrod	108
Carex vulpinoidea	Fox Sedge	694

NOTES:

- Parking Lot Calculations:
#4 stalls
- ☉ canopy trees
☉ screening points
- Solution:
7 - Lg. Canopy Tree 35 pts. ea. 245 pts.
24 - Sm. Canopy Tree 15 pts. ea. 360 pts.
8 - Evergreen Tree 15 pts. ea. 120 pts.
45 - Shrubs 2 pts. ea. 90 pts.
TOTAL 815 pts.
- All lawn areas to be seeded with a Madison Parks blend at 4# per 1000 sq. ft.
- All planting beds to receive plastic edging and a 3" layer of shredded bark mulch
- Bio-retention maintenance to comply with WQNR guidelines.



JD ASH ARCHITECT LLC

5707 STEEPLCHASE DR.
WALNAPKE, WISCONSIN 53097
PHONE 920 846-3683
FAX 920 866-4714

JOB NUM
REVISIONS
DATE
SHEET NO
OF

Landscape 10/10/10