

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
08331

DATE SUBMITTED: <u>JANUARY 2, 2008</u>	Action Requested
UDC MEETING DATE: <u>JANUARY 9, 2008</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1212 SAYLES STREET (PARCEL NO. 0709-252-0901-1)

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>CITY OF MADISON</u>	<u>MEAD & HUNT, INC.</u>
<u>DEPT. OF TRANSPORTATION</u>	<u>6501 WATTS ROAD</u>
<u>TRAFFIC ENGINEERING DIVISION</u>	<u>MADISON, WI 53719</u>

CONTACT PERSON: DAVE DRYER

Address: 215 MARTIN LUTHER KING BLVD., SUITE 100
MADISON, WI

Phone: 608/267-8750

Fax: 608/267-1158

E-mail address: ddryer@cityofmadison.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)

* A REPRESENTATIVE FROM THE CITY OF MADISON WILL BE PRESENT AT THE UDC PRESENTATION TO DISCUSS THE LARGER PUBLIC WORKS BUILDINGS AND ISSUES

- 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:)

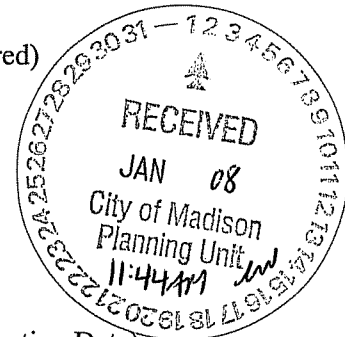
- New Construction or Exterior Remodeling in C4 District (Fee required)

(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.



Designing the future

December 12, 2007

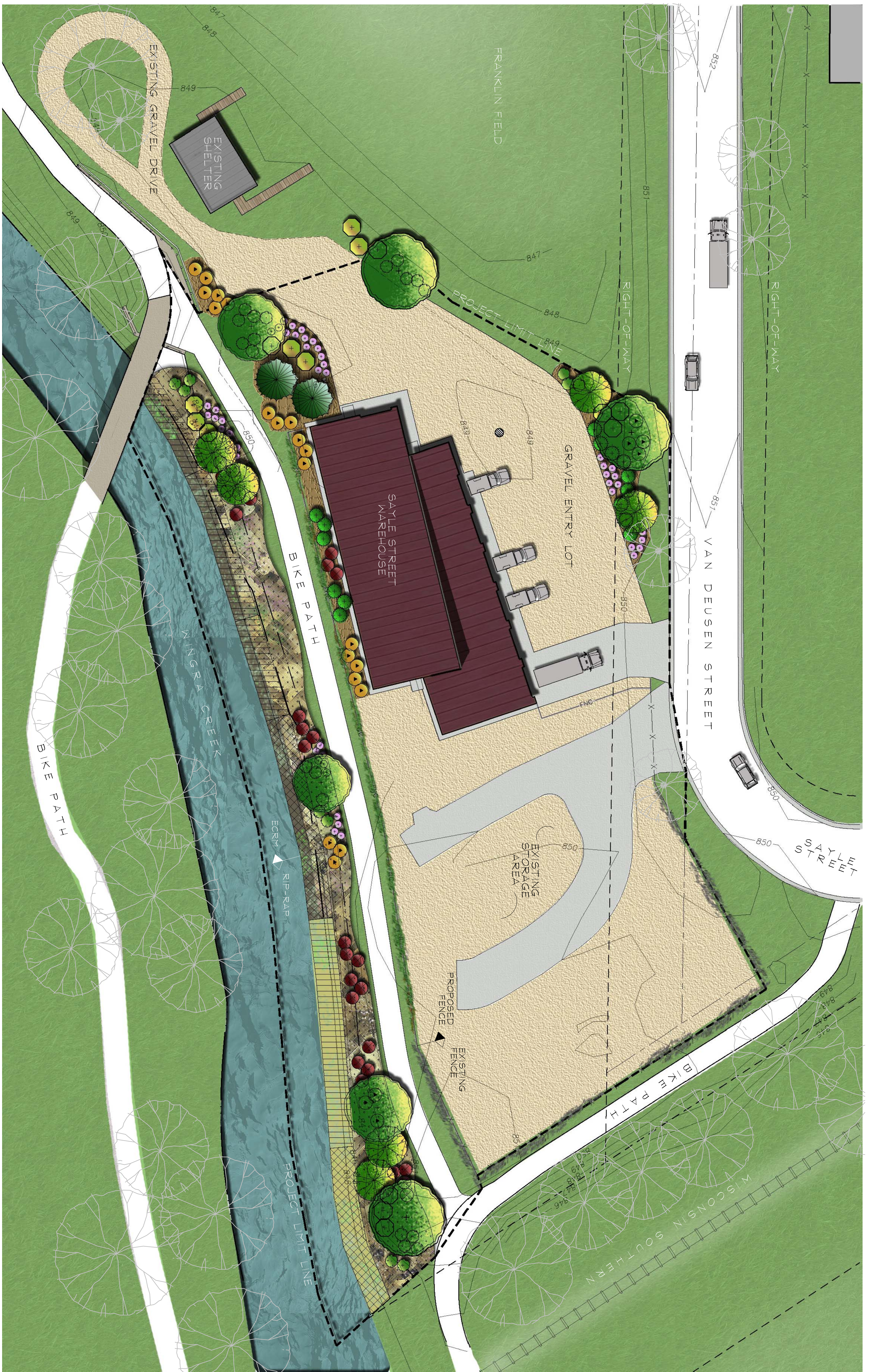
City of Madison
Traffic and Engineering Warehouse Building on Sayle Street
Mead & Hunt, Inc. Project Number: 13035-20-07001

Brief Narrative Description of the Project:

This project involves design and construction of a 7500 square-foot warehouse building located at 1212 Sayle Street. The project will include demolition of the existing, deteriorated warehouse storage building complex and construction of a replacement facility. The new warehouse storage building shall improve operational efficiency and allow for site and exterior aesthetic improvements. Redevelopment and stabilization of the existing Wingra Creek bank will be constructed per recommendation of the Wingra Creek Parkway Master Plan. A location will be provided for a future bike path extension along the creek to connect the existing John Nolen Corridor bike path.

The building shall be non-insulated and without heating or cooling. Additional space within the building shall be provided for the Parking Utility's heated sand storage. The project will also include removal of equipment, plug pipes, and fall voids, and demolition of the structure at the existing, abandoned sanitary lift station.





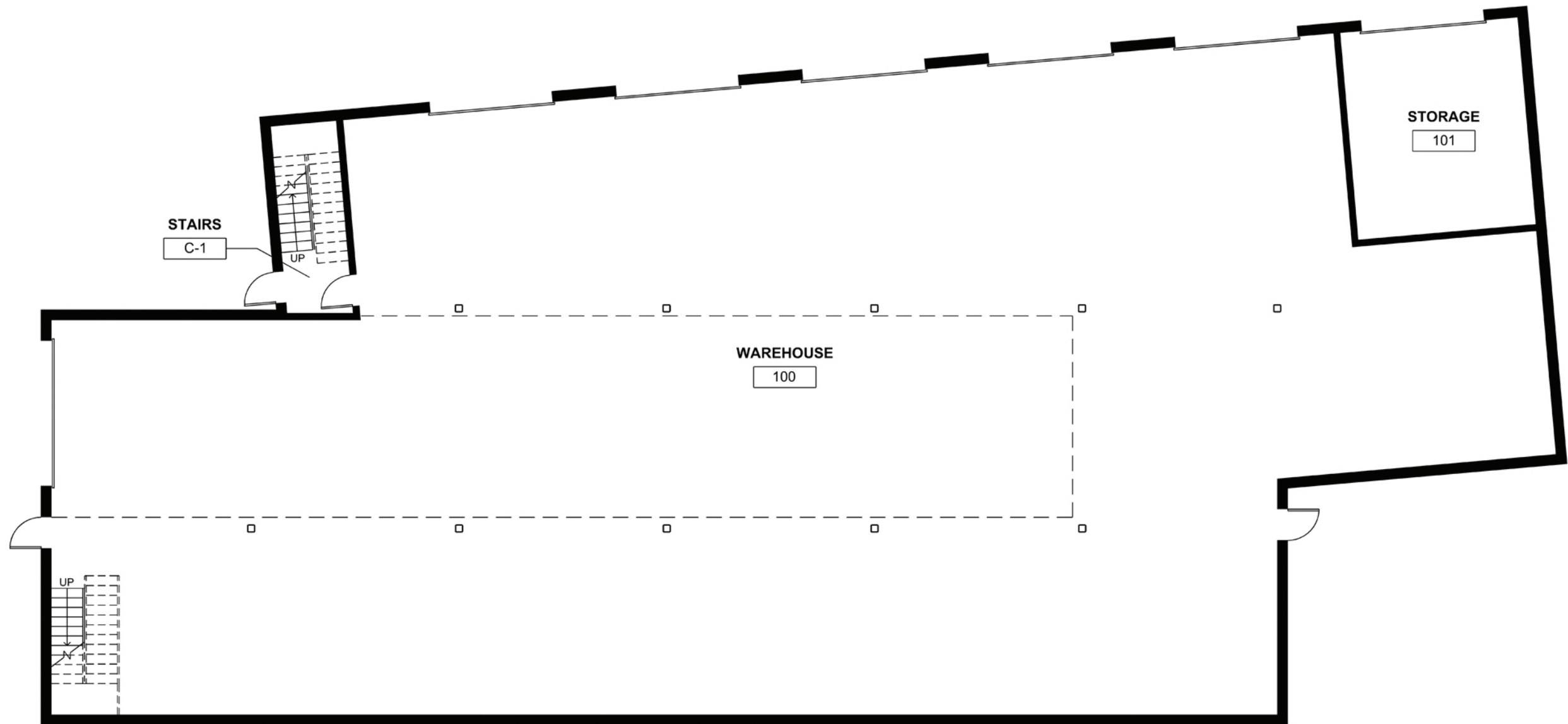
SAYLE STREET WAREHOUSE
LANDSCAPE SITE PLAN

DATE: 07_1112
 DESIGNED: SAA
 DRAWN: AW
 CHECKED: CT
 APPR.: -



NO.	DATE	REVISION	INITIAL

CLIENT NO. 07_1219
 JOB NO. 2257
 P-LS
 SHEET NO. L-001

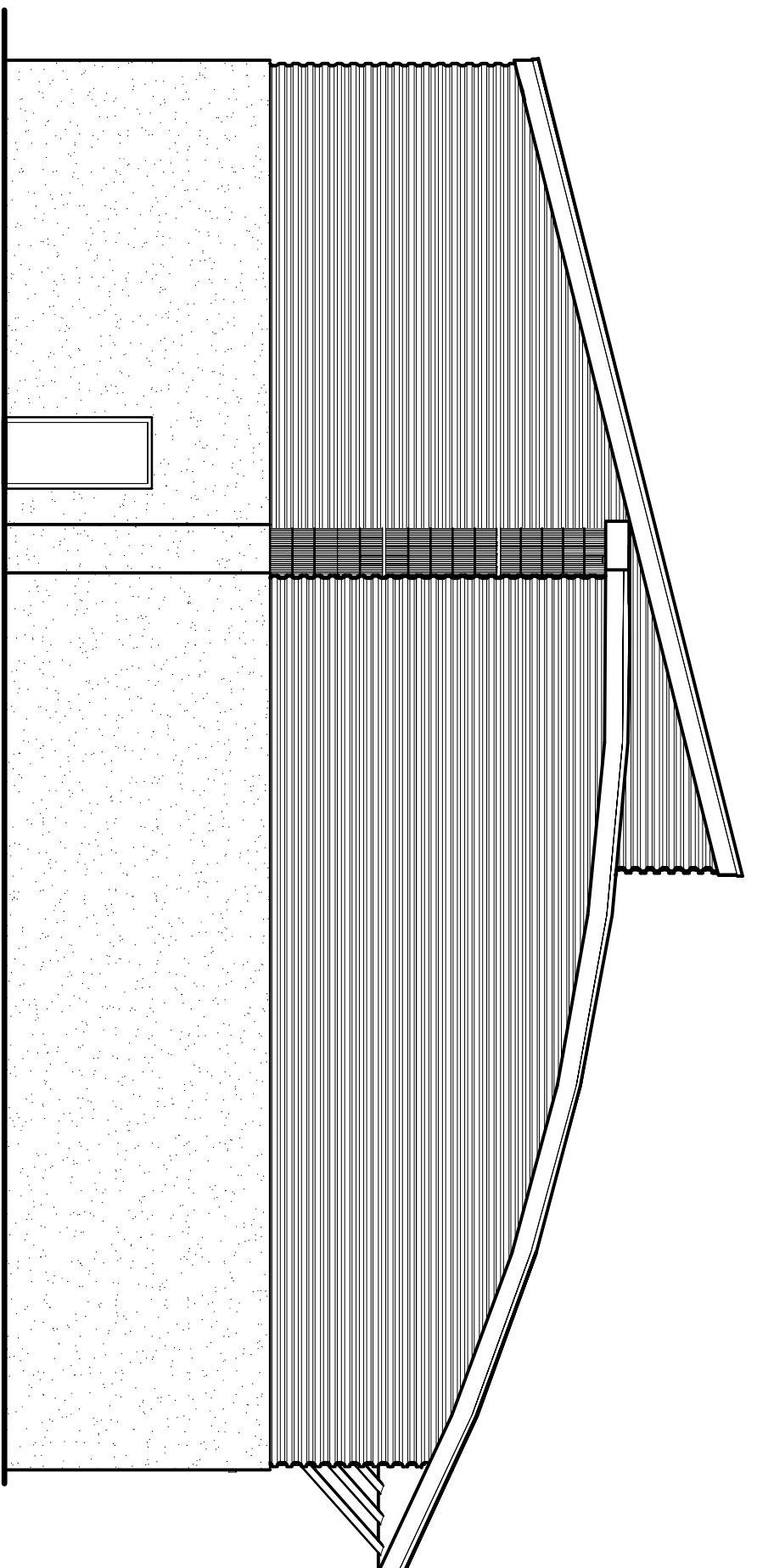




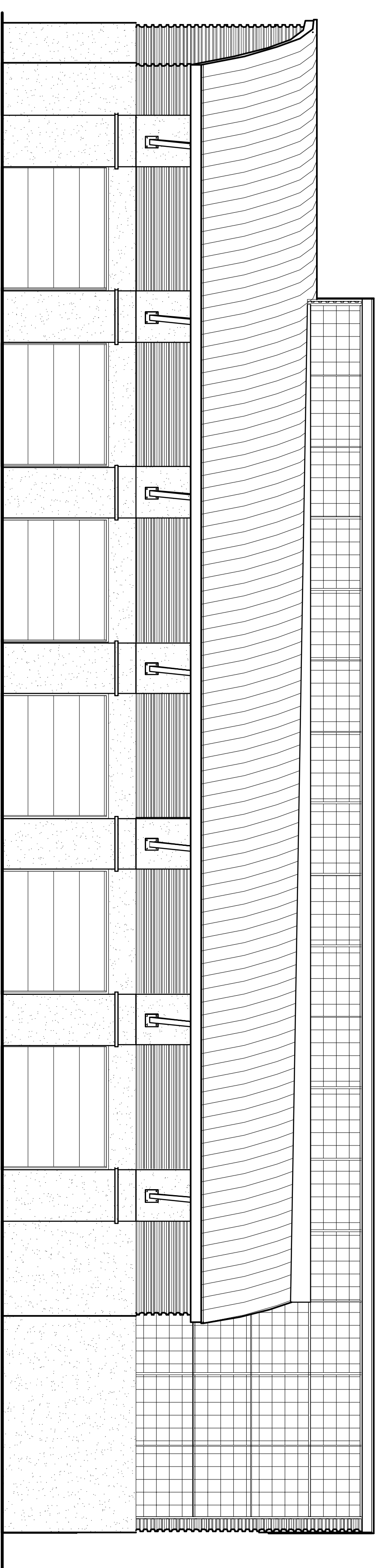
City of Madison
Sayle Street Warehouse

Existing Conditions

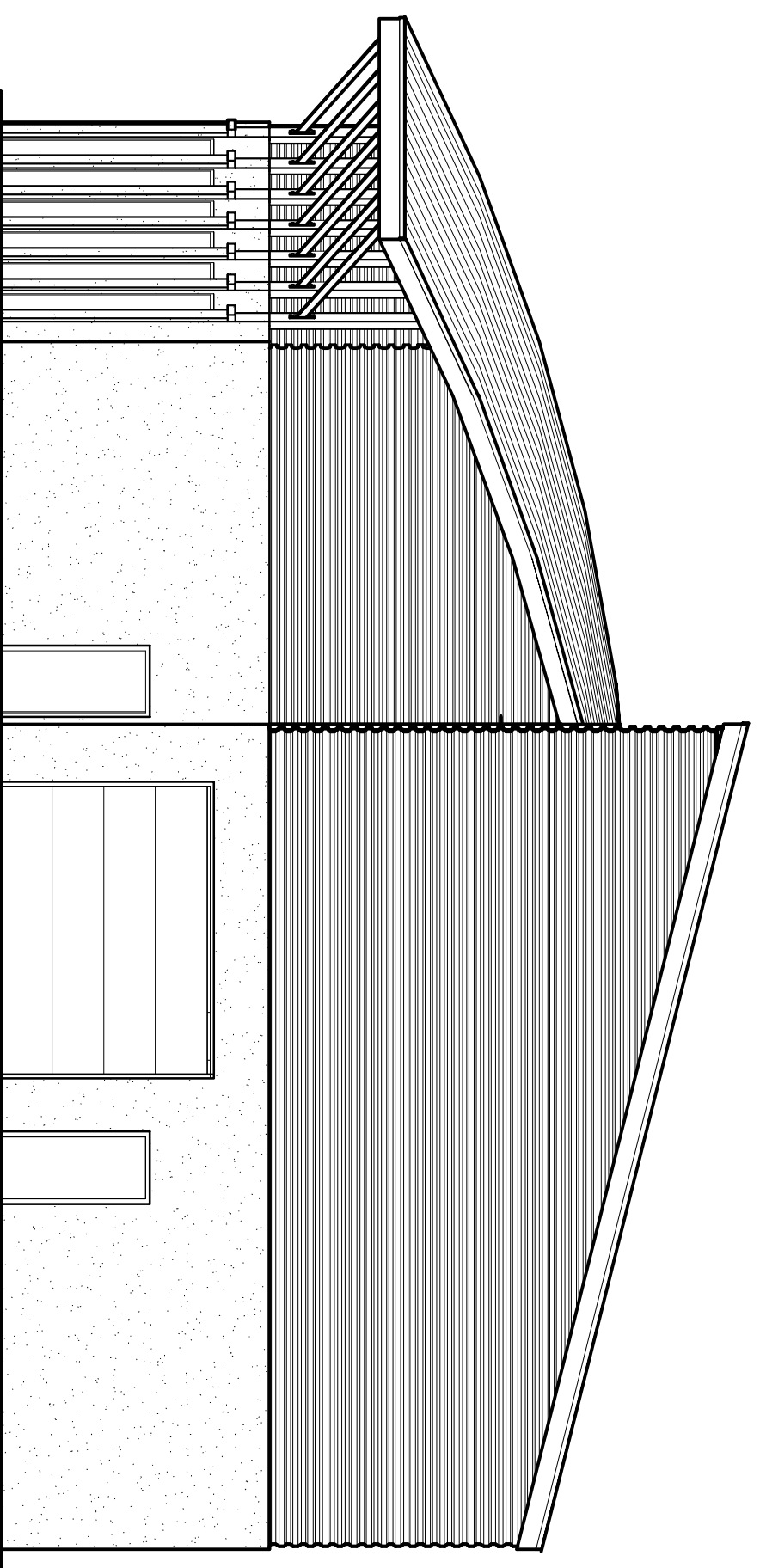




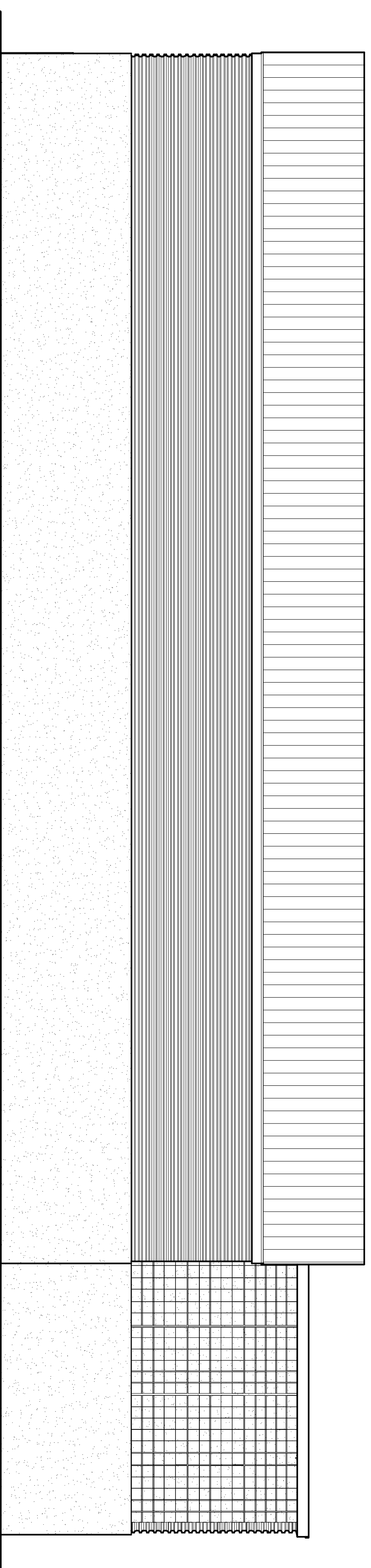
West Elevation



North Elevation



East Elevation



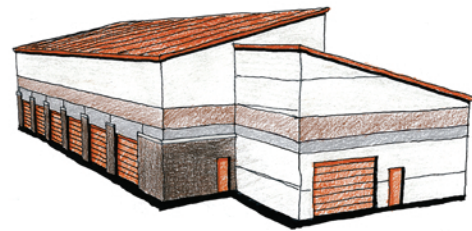
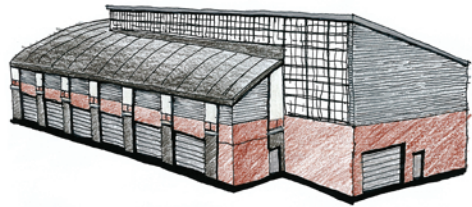
South Elevation

City of Madison
Sayle Street Warehouse

13035-20-07/001

Exterior Elevations





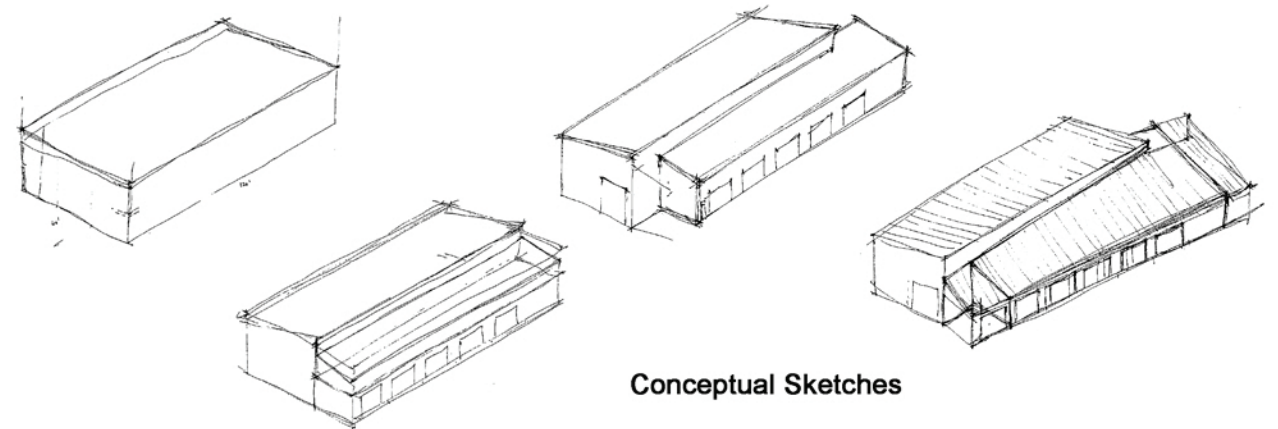
Conceptual Sketches



Street Elevation



Creek Elevation



Conceptual Sketches

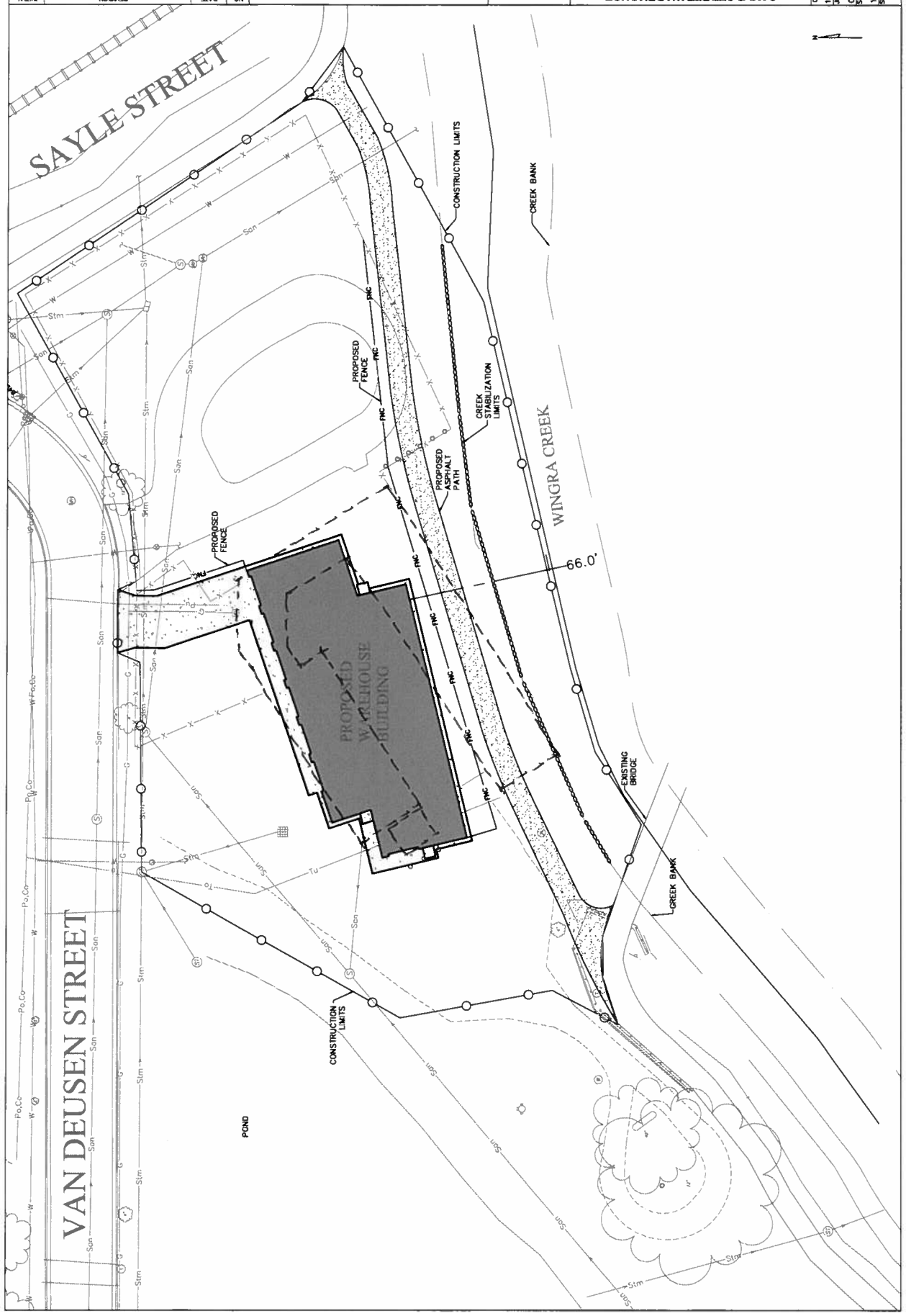
CLIENT NO.	13035-20
PROJECT NO.	07001
SCALE	1"=50'
SHEET NO.	C-010-3

SAYLE STREET WAREHOUSE
PROJECT LAYOUT

DATE:#####
DESIGNED: YM
DRAWN: XXX
CHECKED: XXX
APPD: XXX

MEAD CHUN
ENGINEERS
ARCHITECTS
PLANNERS

NO.	DATE	REVISION	INITIAL



CREEK BANK SEEDING MIX
LAKE/RIVER EDGE MEADOW
Agricola - Madison, WI (608) 226-2544

LATIN NAME	COMMON NAME	LATIN NAME	COMMON NAME
MILDFLOWERS		LEGUMES	
Agrostache foeniculum	Lavender Hyssop	Baptisia leucantha	White Wild Indigo
Acorus calamus	Sweet Flag	Cassia hebecarpa	Mild Senna
Asclepias incarnata	Red Milkweed	Desmodium illinoensis	Illinois Bindle Flower
Aster drummondii	Drummond's Aster	Desmodium canadensis	Canada Tick Trefoil
Aster puniceus	Swamp Aster	Petalostemum canadum	White Prairie Clover
Aster novae-angliae	New England Aster	Petalostemum purpureum	Purple Prairie Clover
Aster sagittifolius	Arrow-leaved Aster		
Echinacea purpurea	Purple Coneflower	SEDGES	
Eupatorium maculatum	Spotted Joe Pye Weed	Carex bebbii	Bebb's Sedge
Eupatorium perfoliatum	Sweet Joe Pye Weed	Carex comosa	Bristly Sedge
Helenium autumnale	Sneezeweed	Carex crinita	Fringed Sedge
Helenium giganteus	Tall Sneezeweed	Carex hystericina	Bottlebrush Sedge
Heliopsis helianthoides	Scout's Broom	Carex lacustris	Lake Sedge
Hypericum pyramidatum	St. John's Wort	Carex stricta	Running Marsh Sedge
Isotria medeoloides	White Flowering Star	Carex stricta	Fox Sedge
Liatris spicata	Purple Star	Carex stricta	Tussock Sedge
Lobelia spicata	Great Blue Lobelia	Carex vulpinoidea	Brown Fox Sedge
Lycopodium americanum	Wetland Fern	Juncus dudleyi	Dudley's Rush
Lycopodium obscurum	Wetland Fern	Juncus tenuis	Path Rush
Nappaea fistulosa	Wild Bergamot	Juncus torreyi	Torrey's Rush
Parthenium integrifolium	Wild Quinine	Juncus acutus	Hard-stem Bulrush
Penstemon digitalis	Smooth Penstemon	Scirpus atrovirens	Dark Green Bulrush
Penstemon sedoides	Ditch Strepocarp	Scirpus cyperinus	Moist Grass
Physostegia virginiana	Obelisk Plant	Scirpus validus	Soft-stem Bulrush
Physostegia virginiana	Obelisk Plant	GRASSES	
Ratibida pinnata	Yellow Coneflower	Andropogon gerardi	Big Bluestem
Rudbeckia hirta	Black-eyed Susan	Bromus ciliatus	Fringed Brome
Rudbeckia laciniata	Mild Golden Glow	Calamagrostis canadensis	Canada Blue
Rudbeckia subtomentosa	Sweet Black-eyed Susan	Circa arundinacea	Mud Reed Grass
Scrophularia lanceolata	Early Figwort	Elymus riparius	Riverbank Wild Rye
Silphium perfoliatum	Cupplant	Elymus virginicus	Virginia Wild Rye
Solidago graminifolia	Grass-leaved Goldenrod	Glyceria canadensis	Rattlesnake Grass
Solidago ohiensis	Ohio Goldenrod	Glyceria grandis	Giant Mana Grass
Solidago rigida	Riddell's Goldenrod	Glyceria striata	Fault Mana Grass
Sporangium aurycopum	Giant Bur-reed	Spartina pectinata	Prairie Cord Grass
Thalictrum dasycarpum	Purple Meadow Rue		
Tradescantia ohiensis	Spiderwort		
Verbena hastata	Blue Vervain		
Veronica fasciculata	Ironweed		
Veronica virginicum	Culiver's Root		
Zizia aurea	Golden Alexander		

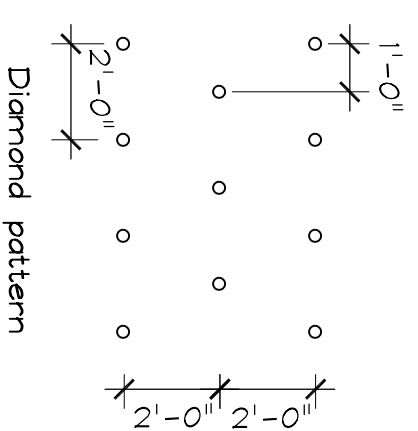
LANDSCAPE PLANT PALETTE

Symbol	Botanical Name	Common Name	Size/Ht.	Root	Quantity	Comments
TREES						
XXX	Betula nigra	River Birch	XXX	XXX	XXX	
XXX	Ostrya virginiana	Ironwood	XXX	XXX	XXX	
XXX	Picea glauca var. densata	Black Hills Spruce	XXX	XXX	XXX	
XXX	Quercus bicolor	Swamp White Oak	XXX	XXX	XXX	
SHRUBS						
XXX	Cornus sericea 'Isanti'	Isanti Dogwood	XXX	XXX	XXX	
XXX	Juniperus chinensis 'Sea Green'	Sea Green Juniper	XXX	XXX	XXX	
XXX	Salix purpurea	Arctic Blue Willow	XXX	XXX	XXX	
XXX	Spiraea albiflora	Japanese White Spiraea	XXX	XXX	XXX	
XXX	Viburnum x Juddii	Judd Viburnum	XXX	XXX	XXX	
PERENNIALS						
XXX	Echinacea purpurea 'Ragnus'	Magnus Purple Coneflower	XXX	XXX	XXX	
XXX	Panicum virgatum 'Northwind'	Northwind Switch Grass	XXX	XXX	XXX	
XXX	Solidago rigosa 'Fireworks'	Fireworks Goldenrod	XXX	XXX	XXX	
VINES						
A	Actinidia kolomikta	Actinidia kolomikta	XXX	XXX	XXX	
B	American Bittersweet	Celastrus scandens	XXX	XXX	XXX	existing vine on site
C	Campsis radicans 'Flora'	Campsis radicans 'Flora'	XXX	XXX	XXX	
D	Lonicera x sempervirens	Lonicera x sempervirens	XXX	XXX	XXX	

LIVE STAKE SCHEDULE (WHIPS)

Symbol	Botanical Name	Common Name	Size	Spacing	%-Quantity
MIX A					
	Cornus amomum	Silky Dogwood	2'-3' length	2' O.C.-offset	20% - xxx
	Cornus sericea	Redosier Dogwood	2'-3' length	2' O.C.-offset	20% - xxx
	Physocarpus opulifolius	Ninebark	2'-3' length	2' O.C.-offset	20% - xxx
	Salix alba	Golden Weeping Willow	3' length	2' O.C.-offset	40% - xxx
MIX B					
	Cornus amomum	Silky Dogwood	2'-3' length	2' O.C.-offset	30% - xxx
	Cornus sericea	Redosier Dogwood	2'-3' length	2' O.C.-offset	30% - xxx
	Physocarpus opulifolius	Ninebark	2'-3' length	2' O.C.-offset	40% - xxx

WHIP SPACING SCHEMATIC:



NOTES:

1. AVAILABLE FROM JENSEN-(608) 240-1453
2. PLANT IN SPRING PRIOR TO VEGETATION
3. LEAF OUT
4. 1/2"-1" WHIP DIAMETER-2'-3' WHIP LENGTH
5. 80% OF WHIP DRIVEN INTO GROUND 20% EXPOSED
6. PLANT IN DIAMOND SPACING PATTERN ON 2 CENTERS

<p>DATE: 07_1112</p> <p>DESIGNED: <u>SAA</u></p> <p>DRAWN: <u>AW</u></p> <p>CHECKED: <u>CT</u></p> <p>APPR.: <u> </u></p>	<p>CLIENT NO. _____</p> <p>JOB NO. _____</p> <p>2257</p> <p>DWG NO. _____</p> <p>P-LS</p> <p>SHEET NO. _____</p> <p>L-001</p>	<p>NO. _____</p> <p>DATE _____</p> <p>REVISION _____</p> <p>INITIAL _____</p>	<p>SAYLE STREET WAREHOUSE</p> <p>LANDSCAPE SCHEDULE</p>	
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