

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>Nov. 29th, 2006</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>Dec 6th, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 910 WEST WINGRA DRIVE, MADISON WI 53715

ALDERMANIC DISTRICT: 13TH

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
MIKE FELKER BRENDAN KRESS
STRAND ASSOCIATES, INC. STRAND ASSOCIATES, INC.

CONTACT PERSON: BRENDAN KRESS
Address: 653 WEST WISCONSIN AVE, SUITE 800
MILWAUKEE, WI 53203
Phone: 414.271.0771
Fax: 414.271.8312
E-mail address: brendan.kress@strand.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

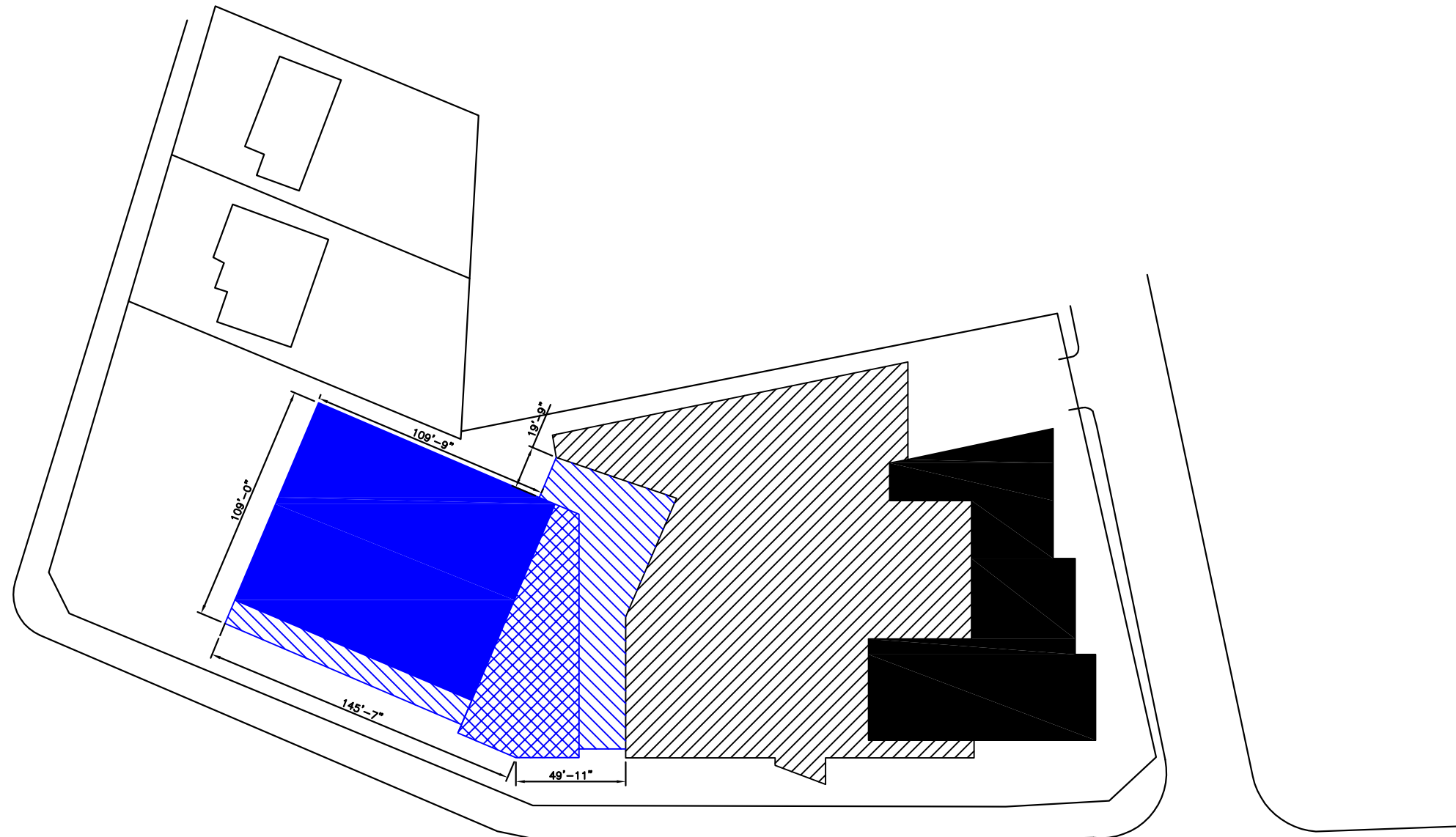
(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

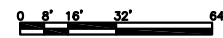
(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*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.



PROPOSED SITE PLAN



EXISTING SQUARE FOOTAGE TOTALS			
▨	1ST FLOOR	31,340 SF	
■	2ND FLOOR	9,110 SF	
ADDITION SQUARE FOOTAGE TOTALS			
▨	1ST FLOOR	21,065 SF	
■	2ND FLOOR	15,700 SF	

NO.	REVISIONS	DATE:

DATE:	DES BY:	CHK BY:

PROPOSED SITE PLAN

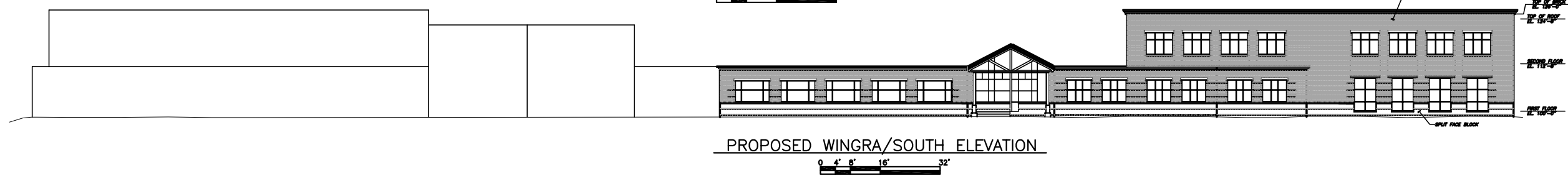
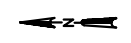
STRAND ASSOCIATES, INC.
MADISON, WISCONSIN





EXISTING SQUARE FOOTAGE TOTALS			
	1ST FLOOR	31,340 SF	
	2ND FLOOR	9,110 SF	
ADDITION SQUARE FOOTAGE TOTALS			
	1ST FLOOR	21,065 SF	
	2ND FLOOR	15,700 SF	
PARKING			
	161 EXISTING		
	50 NEW		

NEW SITE PLAN
 0 16' 32' 64' 128'



PROPOSED WINGRA/SOUTH ELEVATION
 0 4' 8' 16' 32'

NO.	REVISIONS	DATE

DATE:	DES BY:	CHK BY:
BY:	DATE:	CONTRACTOR:

PROPOSED SITE PLAN
 STRAND ASSOCIATES, INC.
 MADISON, WISCONSIN





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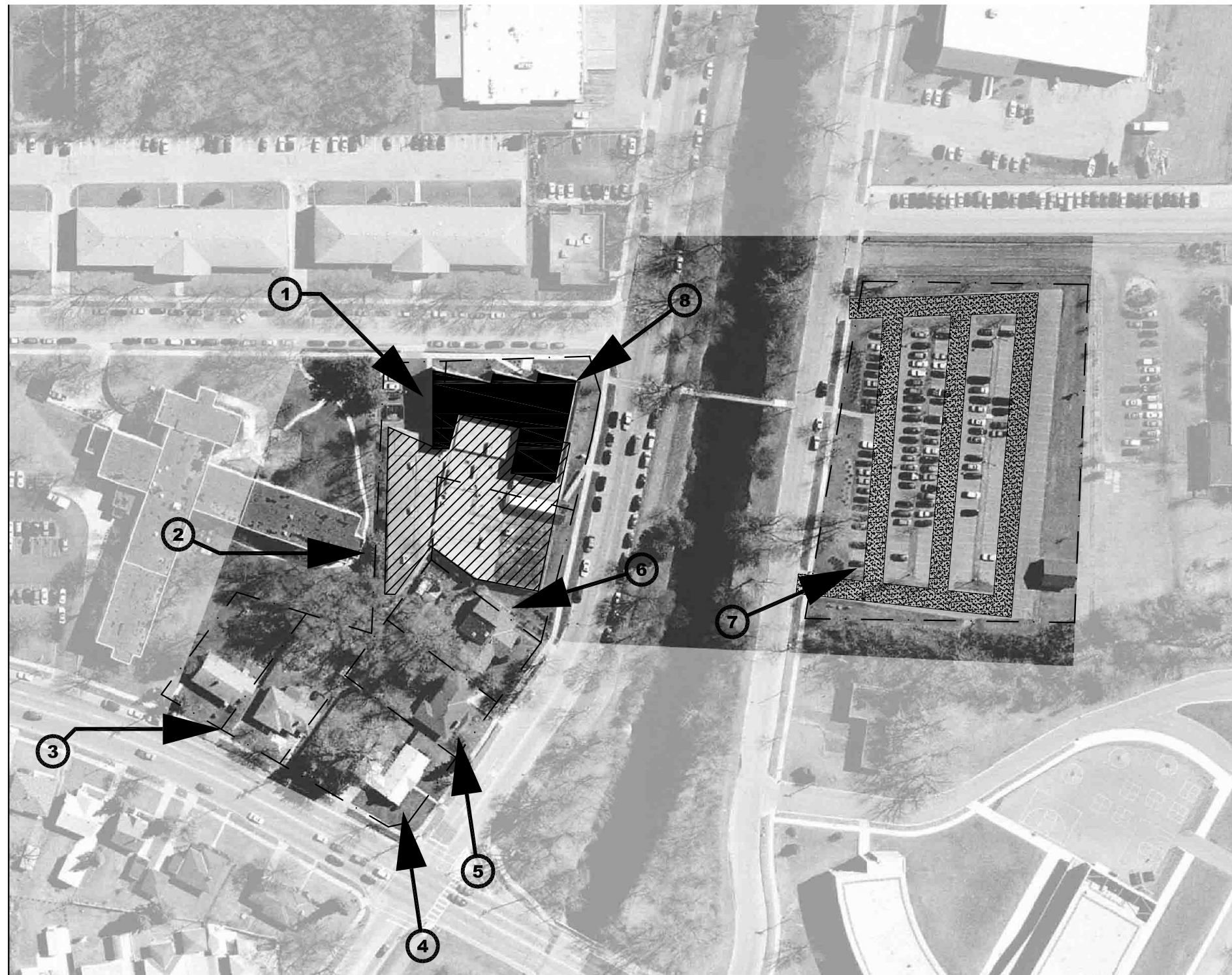
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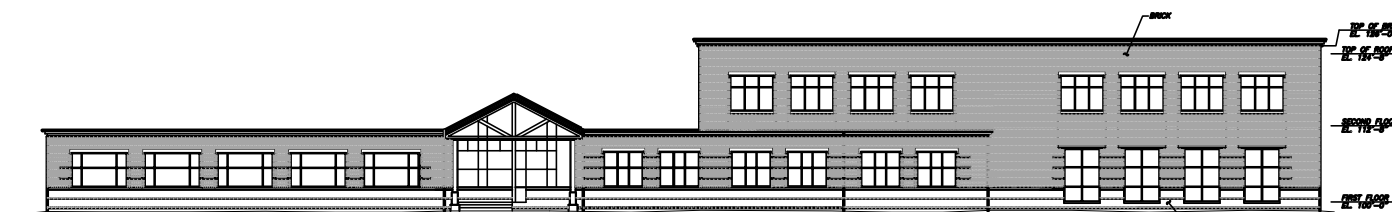
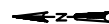


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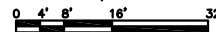


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EXISTING SITE PLAN



EXISTING WINGRA/SOUTH ELEVATION



EXISTING SQUARE FOOTAGE TOTALS

█	1ST FLOOR	31,340 SF
█	2ND FLOOR	9,110 SF
█	PARKING	
█	161 STALLS	

NO.	REVISIONS	DATE
DES BY:	CHK BY:	RECORD DRAWING
DATE:	DATE:	BY:
		CONTRACTOR:

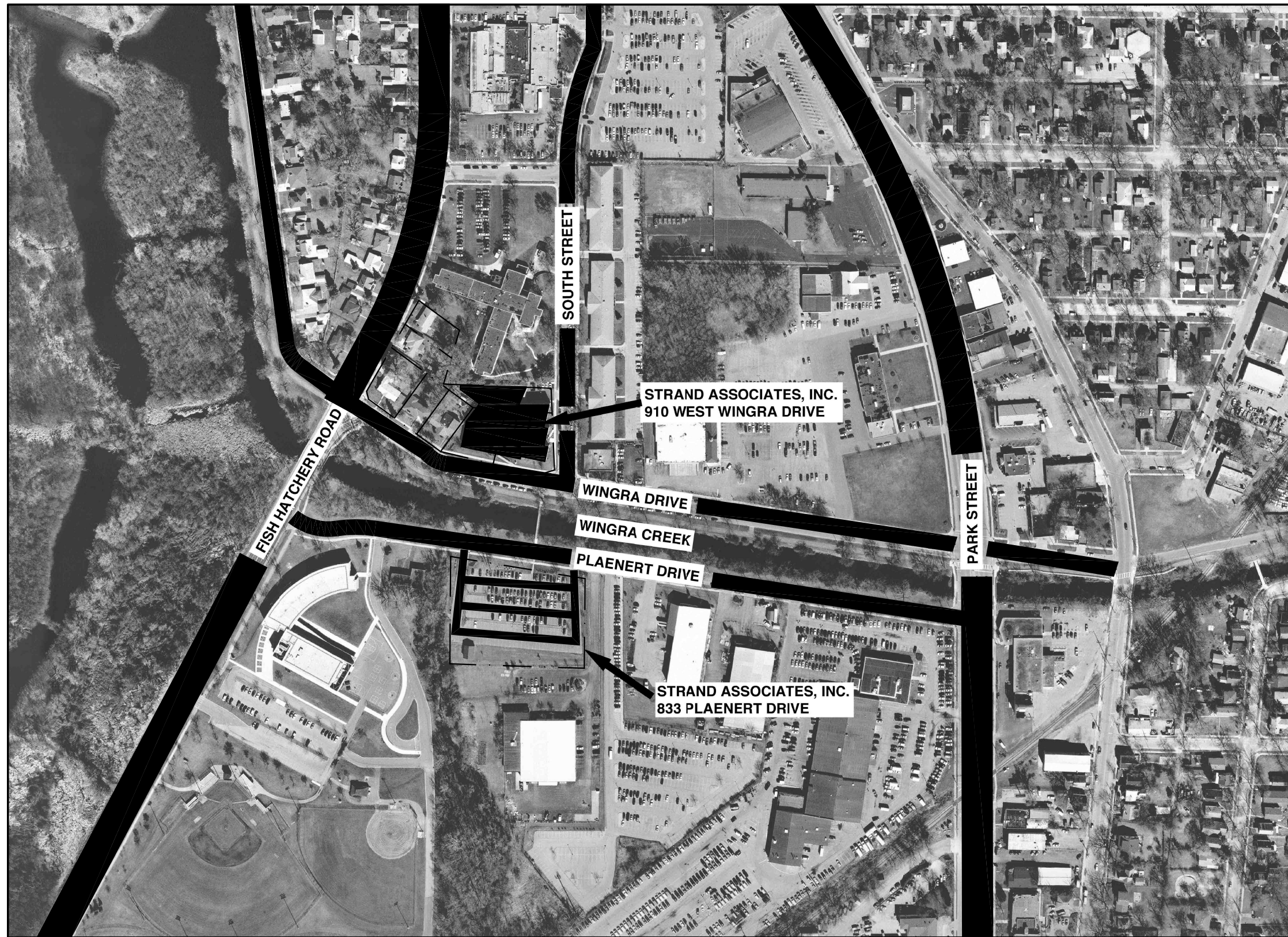
EXISTING SITE PLAN

STRAND ASSOCIATES, INC.
MADISON, WISCONSIN

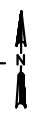


SHEET
2

JOB NO. 1-001-950



LOCATION PLAN
NO SCALE



NO.	REVISIONS	DATE

DATE:	DES. BY:	CHK BY:
BY:	DATE:	CONTRACTOR:

LOCATION MAP

STRAND ASSOCIATES, INC.
MADISON, WISCONSIN



SHEET
1

JOB NO. 1-001-950



Transmittal Letter

910 West Wingra Drive
 Madison, WI 53715
 Phone: 608-251-4843
 Fax: 608-251-8655

Office Locations

Madison, WI
 Joliet, IL
 Lexington, KY
 Louisville, KY
 Mobile, AL
 Columbus, IN
 Lancaster, OH
 Indianapolis, IN
 Milwaukee, WI
 Cincinnati, OH

www.strand.com

To:	Department of Planning and Development		
	215 Martin Luther King, Jr. Blvd		
	P.O. Box 2985		
	Madison, WI 53701		
Date:	11/29/06	Project No.:	1-001-950
Attention:	Al Martin		
RE:	Strand Associates - Office Building Expansion		

- WE ARE SENDING YOU:
- | | |
|--|---|
| <input type="checkbox"/> Attached | <input type="checkbox"/> Under Separate Cover |
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Change Order |
| <input type="checkbox"/> Specifications | <input checked="" type="checkbox"/> Drawings |
| <input checked="" type="checkbox"/> Other: Project Narrative | <input type="checkbox"/> Samples |

Copies	Date	No.	Description
14	11/29/06		Urban Design Commission Application, Project Narrative, 11x17 drawing sets (pages 1-5) for Informational Presentation

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> Other _____ | |

Remarks:

Copy to: Job File 1-001-950

Signed: BRENDAN KRESS
 Brendan Kress, A.I.A.

PROPOSED 2007 ADDITION TO STRAND ASSOCIATES, INC.

Strand Associates Inc. is a full service consulting engineering firm. Our corporate headquarters has been located in the City of Madison, WI since 1946. We have been at our current location at 910 West Wingra Drive since 1975. Since the original purchase, we have expanded three times. As part of the 1991 expansion, we acquired the property at 833 Plaenert Drive for our employee parking. We constructed a pedestrian bridge across Wingra Creek which we donated to the City.

We are in need of additional space once again and propose to expand our facility to the west along Wingra Drive. This is consistent with the Wingra BUILD study performed in 2004. To allow expansion, we will need to rezone the existing C-2 property and adjacent R-1 property to a PUD. The project will require demolition of three residences along Wingra Drive. We own all five of the residential properties adjacent to our current location.

Our current facility has approximately 40,000 square feet on the first and second floors. The proposed addition will be in the range of 30,000 to 36,000 square feet in a two story configuration. We anticipate that the addition will provide space for an additional 100 employees. This represents our projected growth for a the next 7 to 12 years. Beyond that, we intend to fully develop the balance of the property along Fish Hatchery Road which will require demolition of the remaining two homes. We intend to continue to rent these properties in the interim. We will apply for a GDP that allows office use and existing residential use.

The programming for the addition will include a new employee gathering space fronting on the south elevation to maximize the view of Wingra Creek, additional open space for cubicles, conference rooms and offices.

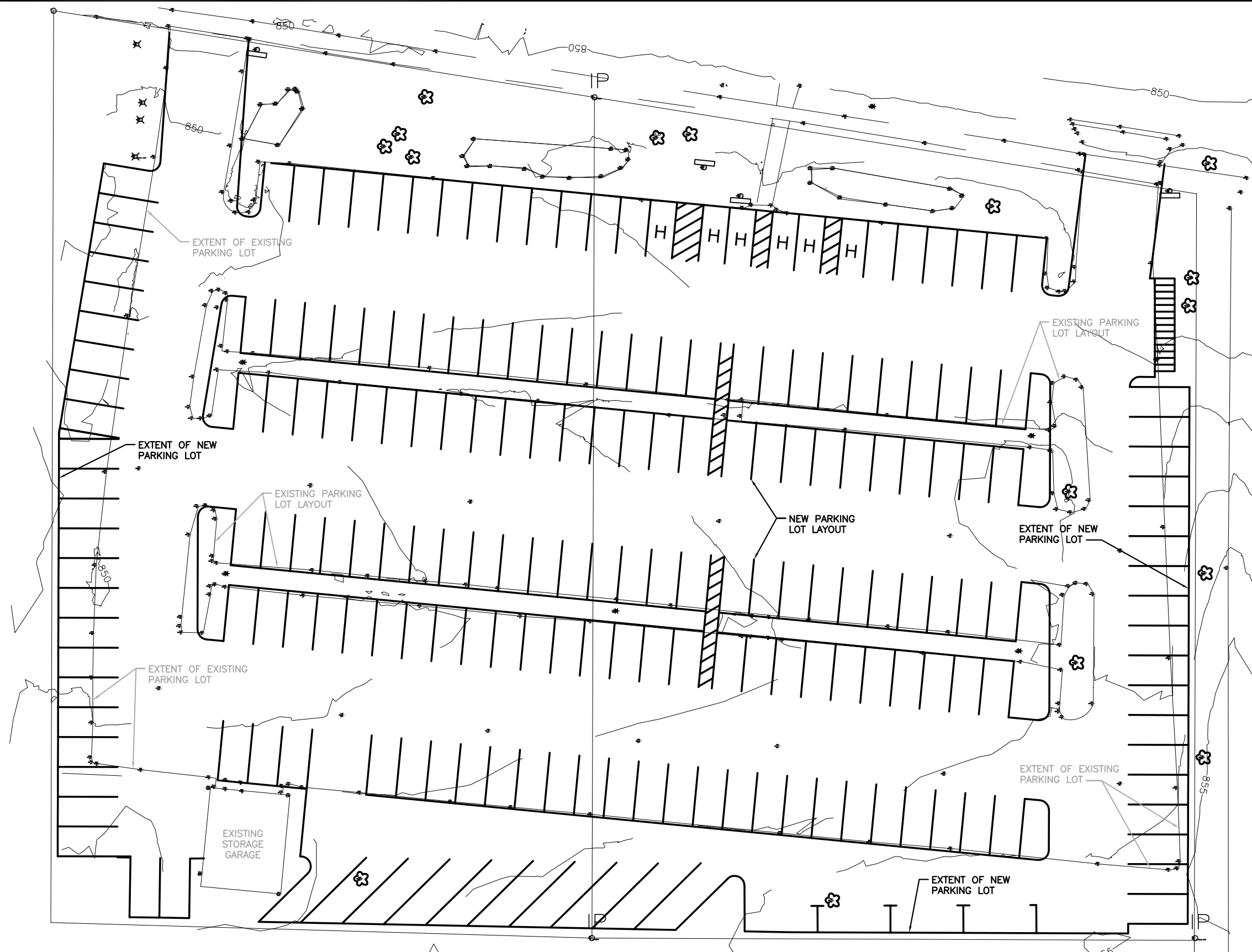
The existing facility is constructed of a mixture of load bearing masonry, structural steel, precast concrete, and cast in place concrete. The entire building is supported on deep foundations.

The building has a masonry exterior combining white split face block, red brick and limestone headers, sills and jamb accents at the windows. The windows consist of punched openings with 2" aluminum fixed windows finished in green. The entrance incorporates aluminum storefront and a translucent skylight.

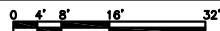
It is our intent to continue with these materials of construction for our addition.

In order to accommodate additional employee parking, we are proposing to add capacity to our Plaenert Street lot by adding paved surfaces to the sides and rear of the lot.

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PROPOSED PARKING LOT EXPANSION



NO.	REVISIONS	DATE:

DATE:	DES BY:	CHK BY:
BY:	DATE:	CONTRACTOR:

PROPOSED PARKING LOT EXPANSION

STRAND ASSOCIATES, INC.
MADISON, WISCONSIN



SHEET
5

JOB NO. 1-001-950