

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>3/19/08</u>	Action Requested
UDC MEETING DATE: <u>4/9/08</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1277 Deming Way Madison, WI 53717

ALDERMANIC DISTRICT: 9

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Dean Health Plan (Dan Edge) Potter Lawson, Inc.

1277 Deming Way

15 Ellis Potter Court

Madison, WI 53717

Madison, WI 53711

CONTACT PERSON: Doug Hursh/ Gene Post

Address: 15 Ellis Potter Court
Madison, WI 53711

Phone: 608/274-2741

Fax: 608/274-3674

E-mail address: dough@potterlawson.com/ genep@potterlawson.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.

Potter Lawson

Dean Health Plan – Parking Lot Addition
Design Narrative
March 18, 2008

Dean Health Plan is proposing to construct a parking lot on their existing property located in the Old Sauk Trails Office Park. Dean Health Plan has been fortunate to have experienced growth and is adding jobs to their campus in Madison. They recently went through a downsizing of workstations within their office to create room for additional staff. Dean Health Plan is also adding a call center on the site that will house 90 people in a space-efficient layout. Parking requirements for the building are exceeding the capacity of the site. Cars are now parking on the street and attempting to park in the grass on the site.

Zoning Code:

Section 28.10(2)(d)3.(h)2.

UDC approval required for greater than 10 parking spaces located in front or side of the building but not in any required front yard or street side yard on a corner lot.

A preliminary master plan drawing is included which outlines future growth for the campus. The master plan indicates that a future building could be constructed in front of the new parking lot. The new parking lot is set back 177' to 233' from Deming Way.

Bike stalls on the site meet the City of Madison bike stall requirements for the existing and proposed parking. There are 48 bike stalls on the site and 45 are required.

Dean Care takes great care in the maintenance of their facilities and their site, the landscaping that is required per the city of Madison standards is exceeded for the site.

Summary:

<u>Building</u>	<u>Area</u>	<u>Staffing</u>	<u>Staff/SF</u>	<u>Parking</u>	<u>Parking/SF</u>
Headquarters	87,500 sf	410	1/213	327	
Call Center	10,300 sf	90	1/114	75	
New Parking				<u>48</u>	
	<u>97,800 sf</u>	<u>500*</u>	<u>1/196</u>	450	1/217

*Staffing count does not include visitors, there can be 10 to 20 visitors at any time.

Project Team:

Dan Edge & Kris Williams
Gene Post and Doug Hursh
David Marquardt

Dean Health Plan - Owner
Potter Lawson - Architect
Vierbicher and Associates – Civil and Landscape



Doug Hursh, AIA, LEED
Potter Lawson Inc.

P:\2007\2007.27.00\Administration\Regulatory\Dean Health Plan narrative031308.doc

Providing quality design services since 1913

15 Ellis Potter Court, PO Box 44964, Madison, WI 53744-4964 - Phone 608/274-2741 - Fax 608/274-3674
Visit our web site at www.potterlawson.com

Consultants:

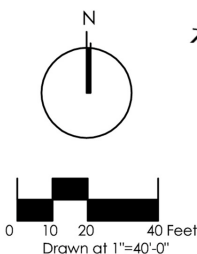
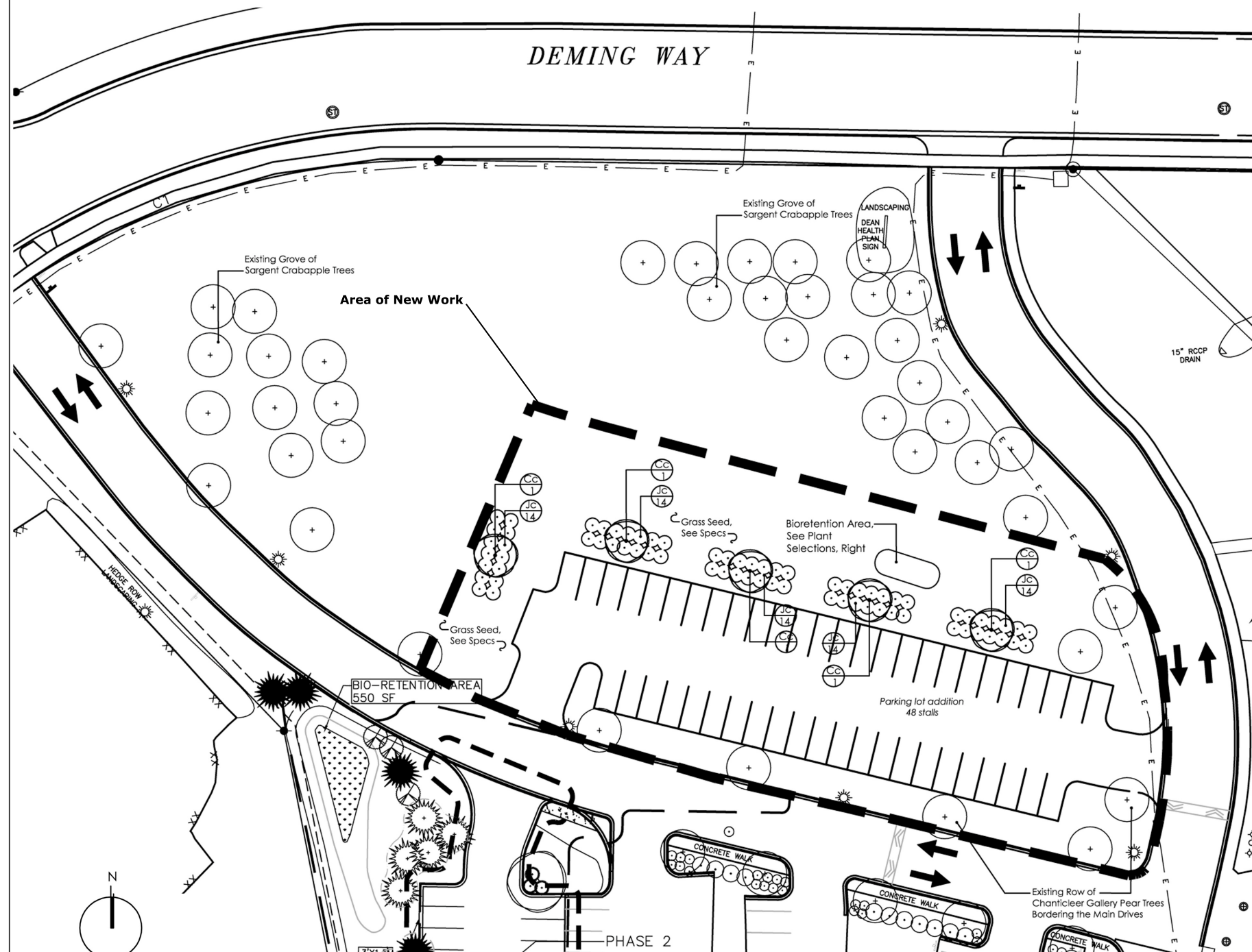
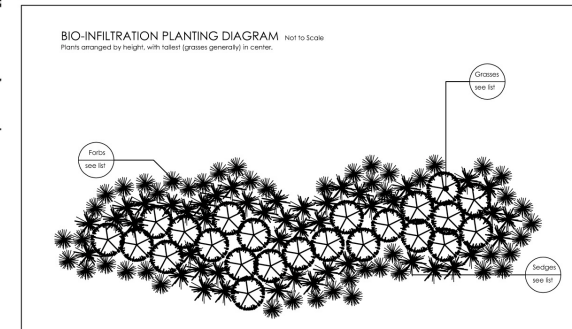


Notes:

Landscape Point Requirements- City of Madison					
Total Points Required: 1571 (458 Stalls - 410 Existing + 48 New)					
Canopy Trees Required: 26 Canopy Trees Provided: 46					
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS for EX. PLAN	
				QUANTITY	POINTS
Canopy Tree: 2"-2 1/2"	35	0	0	20	700
Deciduous Shrub	2	0	0	123	246
Evergreen Shrub	3	70	210	74	222
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)					
Avg. Height 30"	5				
Avg. Height 15"	2				
Evergreen Trees 5' height minimum	15	0	0	24	360
Canopy Tree or Small Tree 1 1/2"-2" Caliper (i.e. Crab, Hawthorn)	15	5	75	22	330
Sub Totals			285	+	1858
TOTAL POINTS PROVIDED				2143	

Plant List				
key	botanical name	common name	planting size	quantity
ornamental trees				
Cc	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	1 1/2" B&B	5
evergreens				
Jc	<i>Juniperus chinensis</i> var. <i>sargentii</i> 'Glauca'	Blue Sargent Juniper	#5 cont.	70

Bioretention Area Plant Selection & Spacing					
botanical name	common name	planting size	spacing	quantity	
forbs					
<i>Agastache feniculum</i>	Lavender Hyssop	plug	24" o.c.	6	
<i>Allium cernuum</i>	Nodding Pink Onion	plug	12" o.c.	11	
<i>Aquilegia canadensis</i>	Wild Columbine	plug	18" o.c.	7	
<i>Asclepias tuberosa</i>	Butterfly Weed	plug	24" o.c.	5	
<i>Aster dumosus</i>	Dummock Aster	plug	18" o.c.	7	
<i>Aster novae-angliae</i>	New England Aster	plug	24" o.c.	6	
<i>Careopsis lanceolata</i>	Sand Careopsis	plug	18" o.c.	7	
<i>Echinacea purpurea</i>	Purple Cone Flower	plug	24" o.c.	5	
<i>Isis virginica</i>	Blue Flag Iris	plug	18" o.c.	7	
<i>Liatris pycnostachya</i>	Prairie Blazing Star	plug	18" o.c.	7	
<i>Lobelia cardinalis</i>	Cardinal Flower	plug	24" o.c.	6	
<i>Monarda fistulosa</i>	Wild Bergamot	plug	18" o.c.	7	
<i>Ratibida pinnata</i>	Yellow Coneflower	plug	24" o.c.	5	
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	plug	24" o.c.	6	
grasses					
<i>Cinna arundinacea</i>	Wood Reed Grass	plug	18" o.c.	7	
<i>Calamagrostis canadensis</i>	Blue Joint	plug	36" o.c.	3	
<i>Elymus canadensis</i>	Canada Wild Rye	plug	18" o.c.	7	
<i>Elymus virginicus</i>	Virginia Wild Rye	plug	18" o.c.	7	
sedges					
<i>Carex bebbii</i>	Bebb's Sedge	plug	18" o.c.	7	
<i>Carex crinita</i>	Fringed Sedge	plug	18" o.c.	7	
<i>Carex hystrix</i>	Bottlebrush Sedge	plug	18" o.c.	7	
<i>Carex stipitata</i>	Fox Sedge	plug	18" o.c.	7	
<i>Juncus effusus</i>	Common Rush	plug	18" o.c.	7	
<i>Scirpus cyperinus</i>	Wool-grass	plug	18" o.c.	7	
<i>Scirpus atrovirens</i>	Dark Green Bulrush	plug	18" o.c.	7	



Date	PLANNING AND ZONING Issuance/Revisions	Symbol
03/12/08		

**DEAN HEALTH PLAN
PARKING ADDITION**

1277 DEMING WAY
MADISON, WISCONSIN

LANDSCAPE PLAN

PL Project Number:	Drawing No.
Drawn By:	L 101A

Consultants:



Notes:

Landscape Point Requirements- City of Madison
Total Points Required: 1571 (458 Stalls- 410 Existing + 48 New)
Canopy Trees Required: 26 Canopy Trees Provided: 46

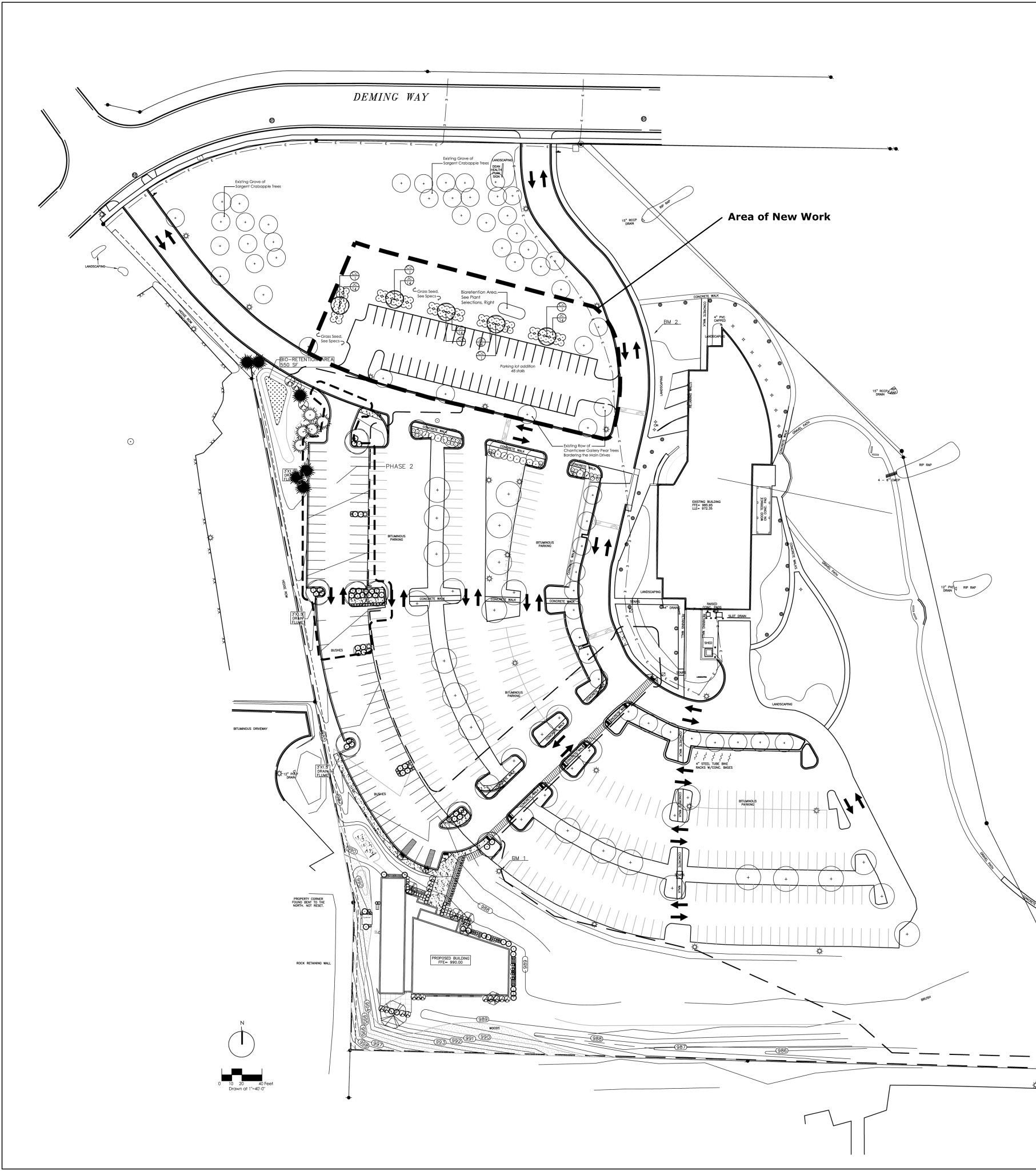
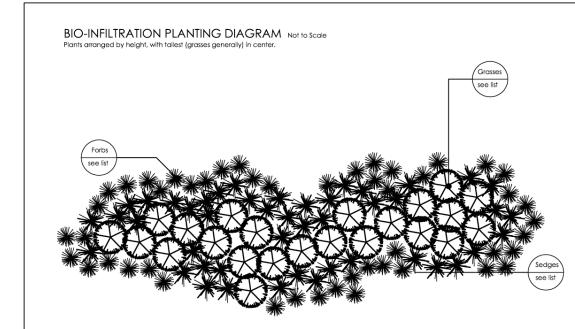
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS for EX. PLAN	
				QUANTITY	POINTS
Canopy Tree: 2"-2 1/2"	35	0	0	20	700
Deciduous Shrub	2	0	0	123	246
Evergreen Shrub	3	70	210	74	222
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)	5				
Avg. Height 30"	2				
Avg. Height 15"					
Evergreen Trees 5' height minimum	15	0	0	24	360
Canopy Tree or Small Tree 1 1/2"-2" Caliper (i.e. Crab, Hawthorn)	15	5	75	22	330
Sub Totals			285	+	1858
TOTAL POINTS PROVIDED					2143

Plant List

key	botanical name	common name	planting size	quantity
ornamental trees				
Cc	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	1 1/2' B&B	5
evergreens				
Jc	<i>Juniperus chinensis</i> var. <i>sargentii</i> 'Glauca'	Blue Sargent Juniper	#5 cont.	70

Bioretention Area Plant Selection & Spacing

botanical name	common name	planting size	spacing	quantity
forbs				
<i>Agastache foeniculum</i>	Lavender Hyssop	plug	24" o.c.	6
<i>Allium cernuum</i>	Nodding Pink Onion	plug	12" o.c.	11
<i>Aquilegia canadensis</i>	Wild Columbine	plug	18" o.c.	7
<i>Asclepias tuberosa</i>	Butterfly Weed	plug	24" o.c.	5
<i>Aster drummondii</i>	Drummonds Aster	plug	18" o.c.	7
<i>Aster novae-angliae</i>	New England Aster	plug	24" o.c.	6
<i>Coreopsis lanceolata</i>	Sand Coreopsis	plug	18" o.c.	7
<i>Echinacea purpurea</i>	Purple Cone Flower	plug	24" o.c.	5
<i>Isis virginica</i>	Blue Flag Iris	plug	18" o.c.	7
<i>Liatris pycnostachya</i>	Prairie Bazing Star	plug	18" o.c.	7
<i>Lobelia cardinalis</i>	Cardinal Flower	plug	24" o.c.	6
<i>Monarda fistulosa</i>	Wild Bergamot	plug	18" o.c.	7
<i>Ratibida pinnata</i>	Yellow Coneflower	plug	24" o.c.	5
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	plug	24" o.c.	6
grasses				
<i>Cinna arundinacea</i>	Wood Reed Grass	plug	18" o.c.	7
<i>Calamagrostis canadensis</i>	Blue Joint	plug	36" o.c.	3
<i>Elymus canadensis</i>	Canada Wild Rye	plug	18" o.c.	7
<i>Elymus virginicus</i>	Virginia Wild Rye	plug	18" o.c.	7
sedges				
<i>Carex debbil</i>	Bebb's Sedge	plug	18" o.c.	7
<i>Carex crinita</i>	Fringed Sedge	plug	18" o.c.	7
<i>Carex hyalinica</i>	Blottnush Sedge	plug	18" o.c.	7
<i>Carex stipata</i>	Fox Sedge	plug	18" o.c.	7
<i>Juncus effusus</i>	Common Rush	plug	18" o.c.	7
<i>Scirpus cyperinus</i>	Wool-grass	plug	18" o.c.	7
<i>Scirpus atrovirens</i>	Dark Green Bulrush	plug	18" o.c.	7



03/12/08	PLANNING AND ZONING	
Date	Issuance/Revisions	Symbol

**DEAN HEALTH PLAN
PARKING ADDITION**

1277 DEMING WAY
MADISON, WISCONSIN

Drawing Title:
LANDSCAPE PLAN

PLJ Project Number:	Drawing No:
Drawn By:	L 101

Consultants:



Notes:

1. THE EXISTING CONTOURS, EXISTING SPOT ELEVATIONS AND BOUNDARY INFORMATION SHOWN ON THIS PLAN ARE THOSE AS PER A PLAN BY POTTER LAWSON. EXISTING GRADES ON-SITE MAY VARY FROM THOSE SHOWN ON THIS PLAN. VIERBICHER ASSOCIATES ASSUMES NO LIABILITY FOR ANY DISCREPANCIES REGARDING EXISTING GRADES SHOWN. CONTRACTOR SHALL FIELD VERIFY GRADES AND CONFIRM MINIMUM AND MAXIMUM SLOPES ARE MAINTAINED.
2. CONTOURS SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING-FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
3. CONSTRUCTION SHALL CONFORM TO DOT SPECIFICATIONS, WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER, CITY OF MADISON SPECIFICATIONS, OR AS DETAILED ON THE PLANS.
4. DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
5. ADA GUIDELINES REQUIRE 8 HANDICAP STALLS / 401-500 PARKING STALLS. THE EXISTING PARKING LOT SHOWS 320 PARKING STALLS WITH 8 ADA STALLS. THE CUSTOMER CONTACT ADDITION IS PROPOSING 71 STALLS WITH 3 ADA STALLS. THIS NORTHERN PARKING ADDITION IS PROPOSING 48 PARKING STALLS AND 0 ADA STALLS BECAUSE THE SITE IS IN COMPLIANCE.

Parking Lot Plan Site Information Block

Site address: 1277 Deming Way
 Site acreage (total): 9.03 acres

Number of building stories (above grade): n/a
 Building height: n/a
 DLR type of construction (new structures or additions): n/a
 Total square footage of building: n/a

Use of property: Office parking
 Gross square feet of office: n/a
 Cross square feet of retail area: n/a
 Number of employees in warehouse: n/a
 Number of employees in production area: n/a
 Capacity of restaurant/cafeteria: n/a

Number of bicycle stalls shown: see below

Number of parking stalls:

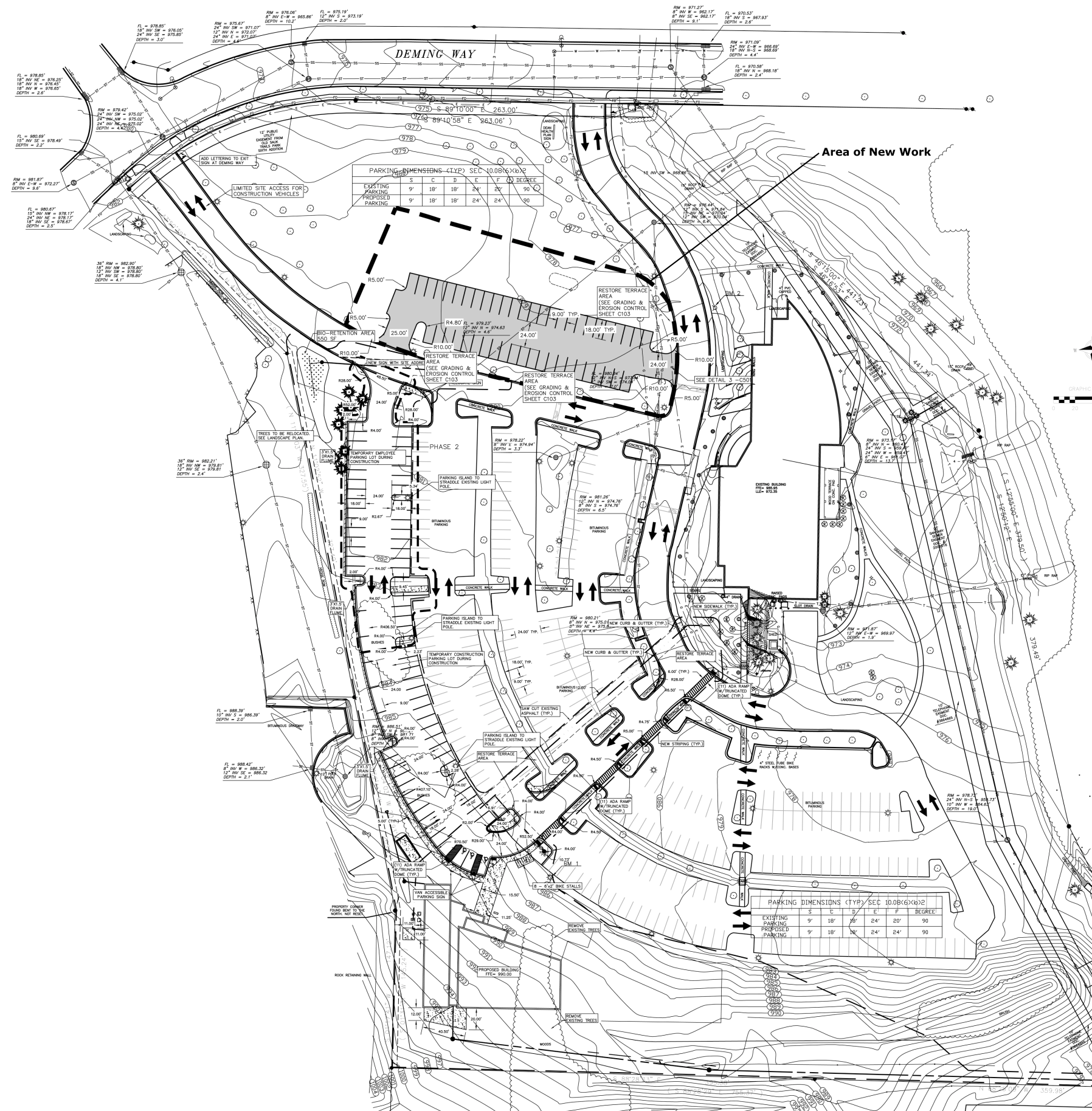
Small car	0	shown
Large car	48	
Accessible	0	
Total	48	

Number of trees shown: 5 proposed, 5 existing

Bicycle Parking Requirements

Total car stalls (total): 48
 Existing: 32
 Proposed (Cal Center): 25
 Proposed (Parking Addition): 48

Total required bike stalls: 45 (1/20 car stalls)
 Total provided bike stalls: 48
 Original building/lot: 40
 Proposed building/lot: 8



PARKING DIMENSIONS (TYP) SEC 10.08(6)(a)2

	S	C	D	E	F	DEGREE
EXISTING PARKING	9'	18'	18'	24'	20'	90
PROPOSED PARKING	9'	18'	18'	24'	24'	90

PARKING DIMENSIONS (TYP) SEC 10.08(6)(a)2

	S	C	D	E	F	DEGREE
EXISTING PARKING	9'	18'	18'	24'	20'	90
PROPOSED PARKING	9'	18'	18'	24'	24'	90



- EXISTING FEATURES**
- PROPERTY LINE
 - OVERHEAD ELECTRIC
 - OVERHEAD TELEPHONE
 - DELINEATED METEAD LINE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - FIELD INLET
 - UTILITY POLE
 - LIGHT POLE
 - ELECTRIC PEDESTAL
 - TRANSFORMER
 - TELEPHONE PEDESTAL
 - FENCE
 - SIGN (TYPE NOTED)
 - LIMITS OF BRUSH, TREES OR VEGETATION
 - SHRUB
 - CONIFEROUS TREE
 - DECIDUOUS TREE
- PROPOSED FEATURES**
- NEW ASPHALT AREA
 - CONCRETE
 - DIMENSION
 - PROPOSED REJECT CURB AND GUTTER (NOTE: ALL OTHER CURBS IS STANDARD UNLESS SPECIFICALLY NOTED)
 - CONSTRUCTION LIMITS / PROPOSED PARKING ADDITION
 - NEW SANICUT
 - ADA RAMP W/TRUNCATED DOME (TYP.)
 - NEW CURB & GUTTER
 - EXISTING CURB & GUTTER
 - 2' VEHICLE OVERHANG

3/12/08	PLANNING AND ZONING	
Date	Issuance/Revisions	Symbol

**DEAN HEALTH PLAN
 PARKING ADDITION**

1277 DEMING WAY
 MADISON, WISCONSIN

Drawing Title:
SITE PLAN

Project Number: Drawing No:
C102

Parking Addition





View SW along Deming Way with the existing grove and the new parking area at left



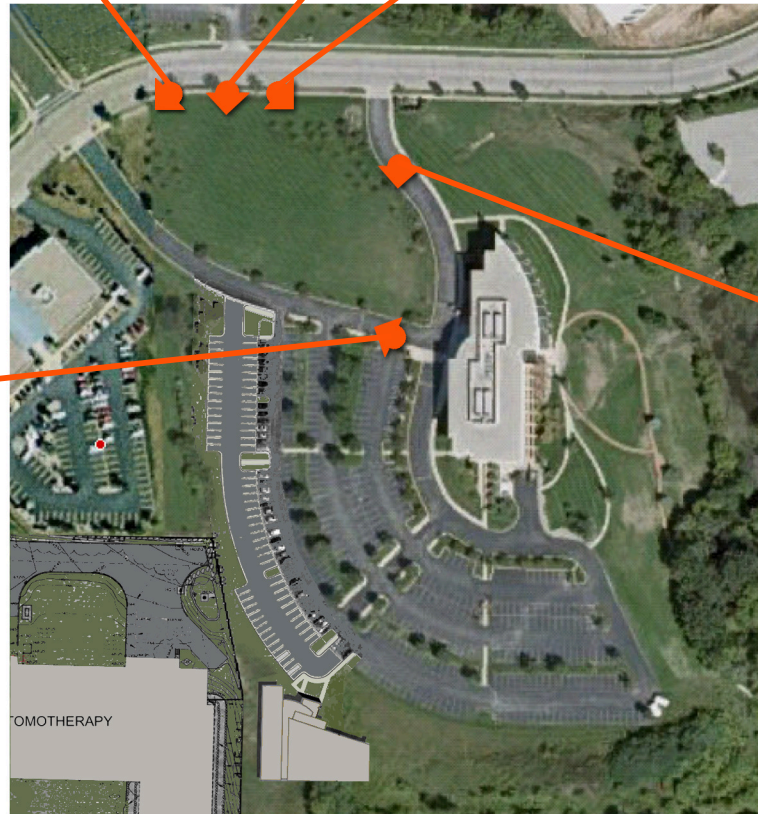
View S from Deming Way across the existing grove and landscaping toward the new parking area



View SE from Deming Way through the existing grove toward main building with the new parking area at right

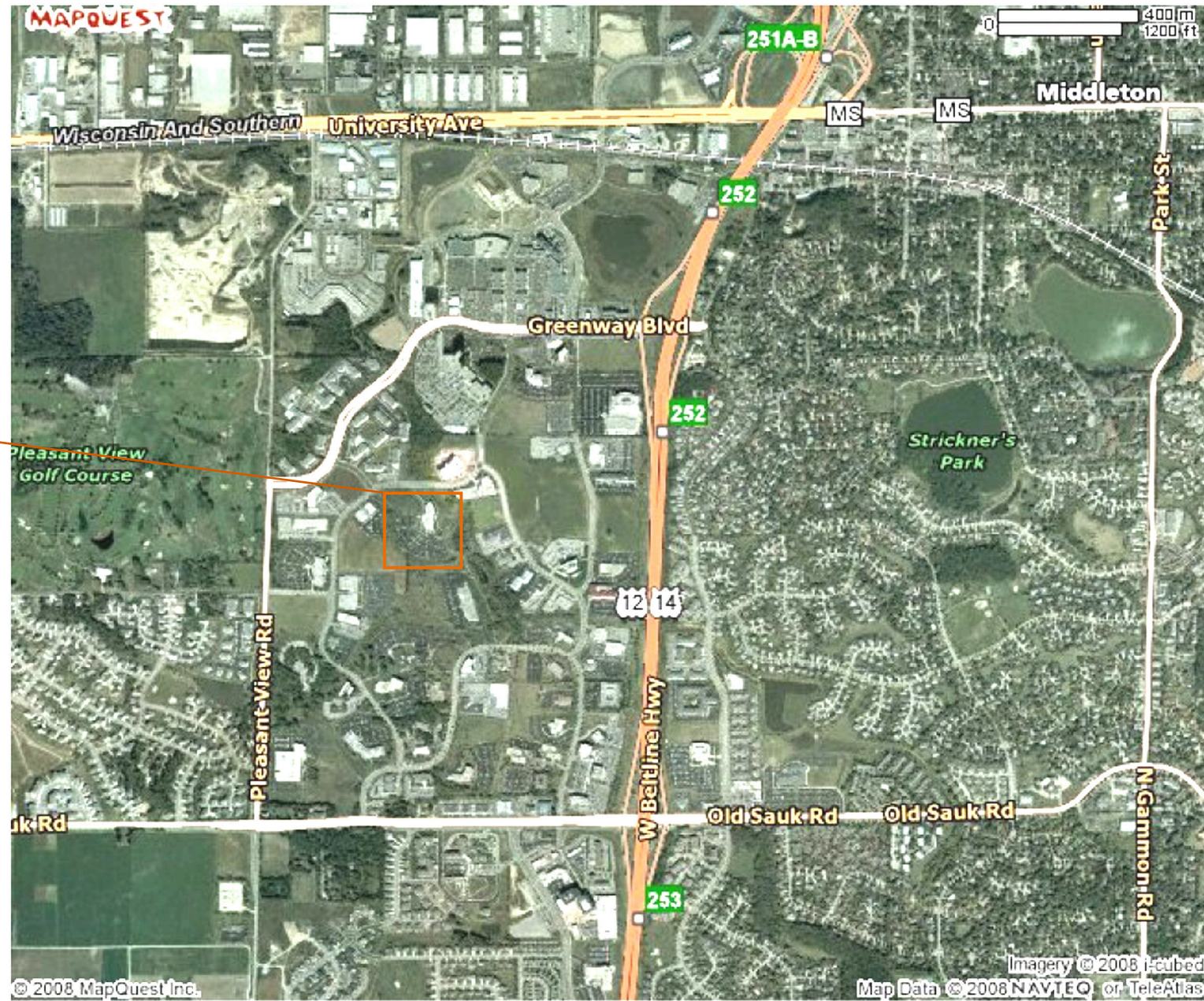


View W toward Deming Way along the W entry drive with existing parking at left and the new parking area at right



View S along the E entry drive to the main building with the new parking area at center right

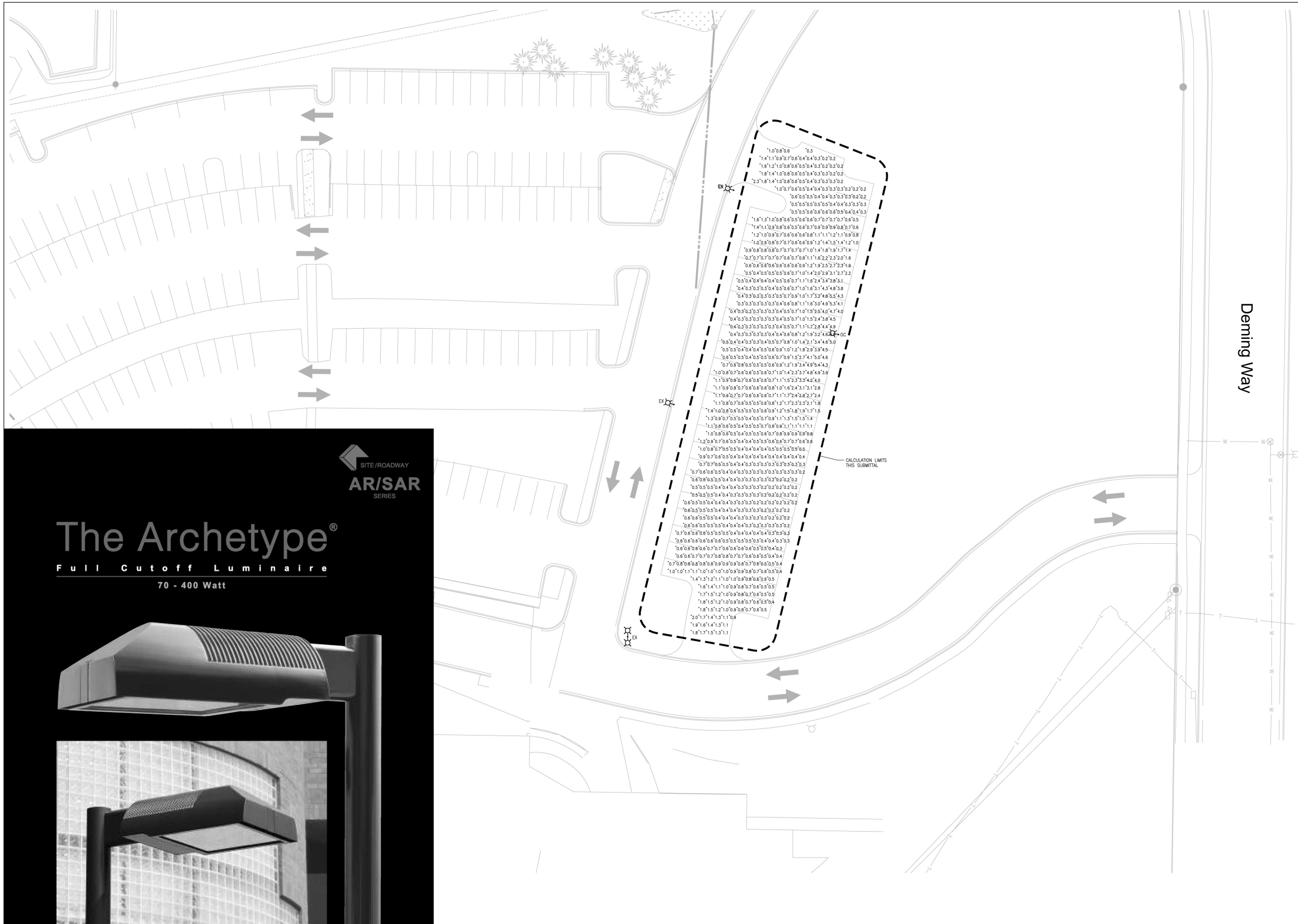
Dean Health Plan
Parking Addition



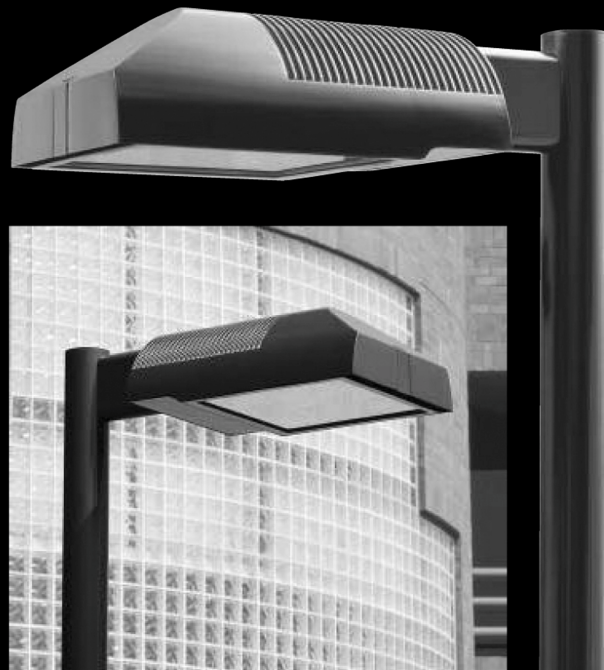
Consultants:

JDR
ENGINEERING, INC.
2939 SOUTH FISH HATCHERY RD
SUITE 100
MADISON, WI 53711
ph:608.271.1728 fax:608.271.7046
JDR Project No. 070152

Notes:



The Archetype[®]
Full Cutoff Luminaire
70 - 400 Watt



KIM LIGHTING

SITE/ROADWAY
AR/SAR
SERIES

Cut Sheet of New
Parking Lot
Light Fixture
(to Match Existing)

1
E001
SITE PLAN - ELECTRICAL
SCALE: 1"=50'-0"



FIXTURE SCHEDULE:

EX - EXISTING KIM ARCHETYPE, 250W MH, TYPE 3 DIST.
OC - NEW KIM ARCHETYPE, 250W MH, TYPE 2 DIST. 16"0" POLE ON 3"0" BASE.

PARKING ADDITION RESULTS:
AVG: 0.9 MAX: 5.5 MIN: 0.2 AVG/MIN: 4.7:1

Date	Issuance/Revisions	Symbol
03/12/08	PLANNING AND ZONING	

**DEAN HEALTH PLAN
PARKING ADDITION**

1277 DEMING WAY
MADISON, WISCONSIN

Drawing Title:

**SITE PLAN -
ELECTRICAL**

PL Project Number: Drawing No.

Drawn By:
JDR

E001