



City of Madison

Proposed Conditional Use

Location
1602 South Park Street

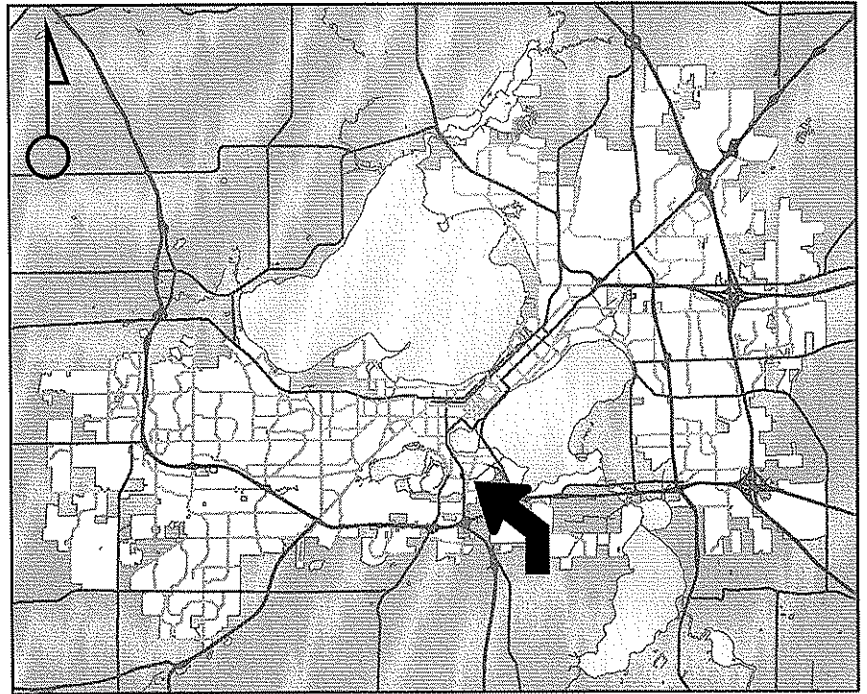
Project Name
Madison Labor Temple Parking Lot

Applicant
Madison Labor Temple/
Jim Glueck - Glueck Architects

Existing Use
Open Space on Lot

Proposed Use
Temporary Parking Lot at
Madison Labor Temple

Public Hearing Date
Plan Commission
18 August 2008



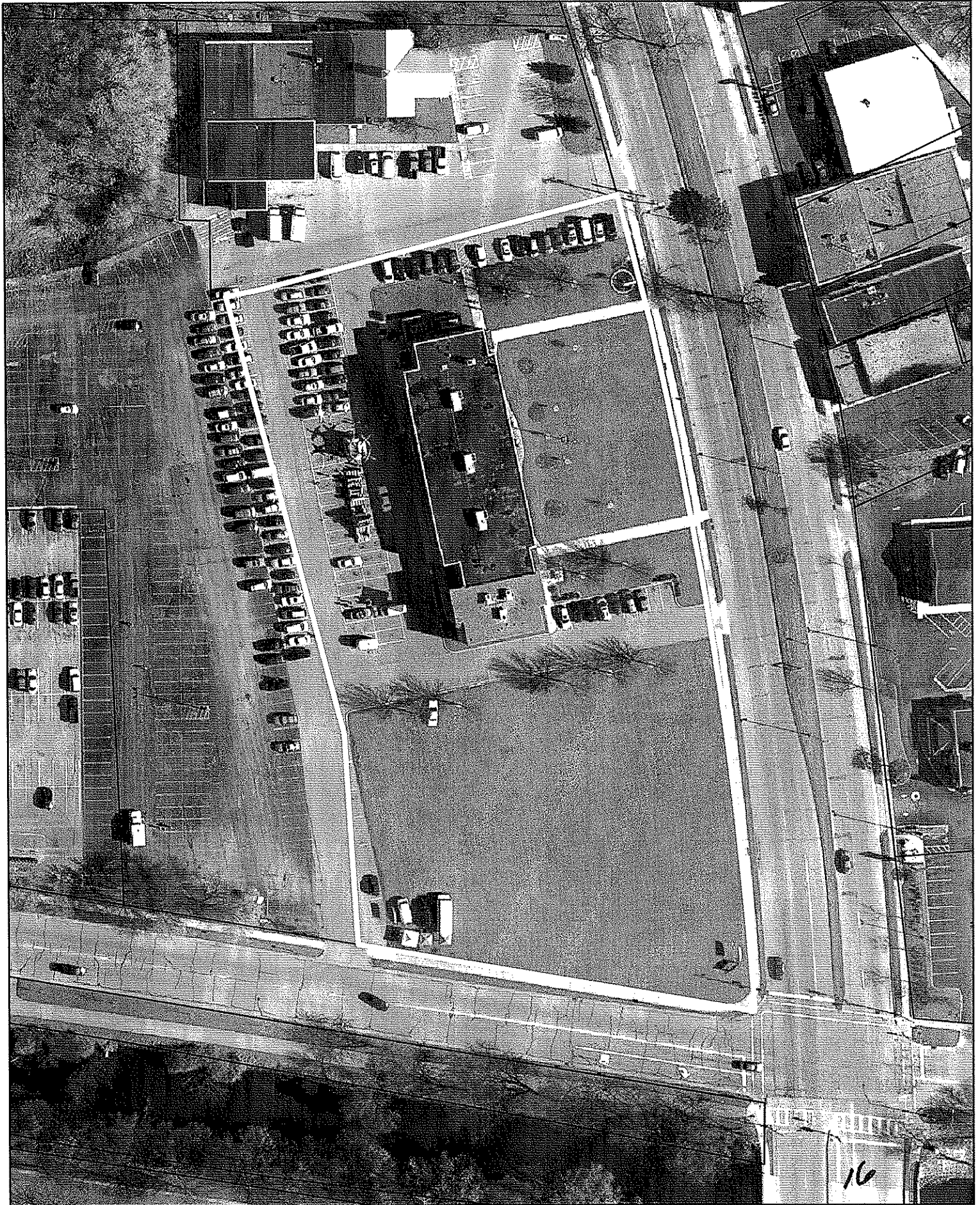
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 04 August 2008

16



LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$550.00 Receipt No. 92890
 Date Received 7/16/08
 Received By JLK
 Parcel No. 0709 263 0101 4
 Aldermanic District 13 Julia Kern
 GQ W District 07; Hold PDC
 Zoning District U2

For Complete Submittal

Application	<input checked="" type="checkbox"/>	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	<input checked="" type="checkbox"/>	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/>	Zoning Text	<input checked="" type="checkbox"/>
Alder Notification	<input type="checkbox"/>	Waiver	<input type="checkbox"/>
Ngrbrhd. Assn Not.	<input type="checkbox"/>	Waiver	<input type="checkbox"/>
Date Sign Issued	<u>7/16/08</u>		

1. **Project Address:** 1602 SOUTH PARK STREET **Project Area in Acres:** _____

Project Title (if any): MADISON LABOR TEMPLE

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)			
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP		
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____	

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Madison Labor Temple Assoc Company: Same
 Street Address: 1602 S. Park St City/State: Madison Zip: 53715
 Telephone: (608) 332 1886 Fax: () Email: _____

Project Contact Person: JIM GWECK Company: GWECK ARCHITECTS
 Street Address: 116 N. FEW STREET City/State: MADISON, WI Zip: 53703
 Telephone: (608) 251-2551 Fax: (608) 251-2550 Email: _____

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: THIS IS THE OFFICE BUILDING SITE FOR THE MADISON LABOR TEMPLE. PROJECT IS TO ADD A TEMPORARY PARKING LOT ON SITE, TO PRIMARILY SERVE AS PARK-AND-RIDE SPACES FOR CONSTRUCTION WORKERS.

Development Schedule: Commencement SEPTEMBER 15, 2008 Completion NOV 15, 2008

CONTINUE →

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

N/A For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

N/A A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

N/A A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ The site is located within the limits of WINGRA CREEK BUILD PLAN Plan, which recommends:

MIXED-USE REDEVELOPMENT for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

JULIA KERR - 2007

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner BLAD MURPHY Date (NUMEROUS) Zoning Staff MATT TUCKER Date (NUMEROUS)

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name WIM GWECK Date 7/14/08

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner Jeffrey A. Lebusse Date 7-16-08

July 16, 2008

Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Matt:

Please find included with this Letter of Intent our Conditional Use application package for the City of Madison Planning Commission's approval. We are applying for a Conditional Use Permit for the property located at 1602 South Park Street, Madison, Wisconsin. The property is located in the Wingra Creek Neighborhood, which is within Council District 13, Julia Kerr. The reason for this Conditional Use is to allow for a temporary parking lot on the property. The spaces are proposed to be added in order to serve a need for park-and-ride usage for construction workers who would park here and be shuttled to downtown construction sites. A temporary lot fits with the long-term site usage as outlined in the Wingra Creek BUILD plan. We are well aware of the Wingra Market Study and the development possibilities of the site, and have met with interested parties in the recent past to discuss long-term site usage.

We have attempted to minimize the parking impact by placing it away from Park Street, adding spaces off of the existing driveways. Note that the remaining open space is used for various functions, including a farmer's market, and will continue to serve those functions. The proposed temporary parking will be available for the farmer's market and the other functions.

Per our discussions with City staff, we are leaving existing parking areas as they currently exist.

We are not planning on adding any site lighting for the temporary lot area.

We have had numerous meetings with city staff regarding this request, and have spoken to the area alderperson, Julia Kerr, who has expressed her support.

This site is currently zoned as C2 commercial and it is currently an office usage. The proposed development schedule calls for a construction start on or about September 15, 2008 with final completion on our about November 31, 2008. The primary contact person for zoning issues for this project is the project architect, Jim Glueck of Glueck Architects. Jim can be reached at 116 North Few Street, Madison 53703. His phone number is (608) 251-2551 and his email address is glueckarch@sbcglobal.net. My number is 332-5522. Mayo Corporation is the engineer for the project. (Recently merged with and doing business as Jenkins Survey and Design)

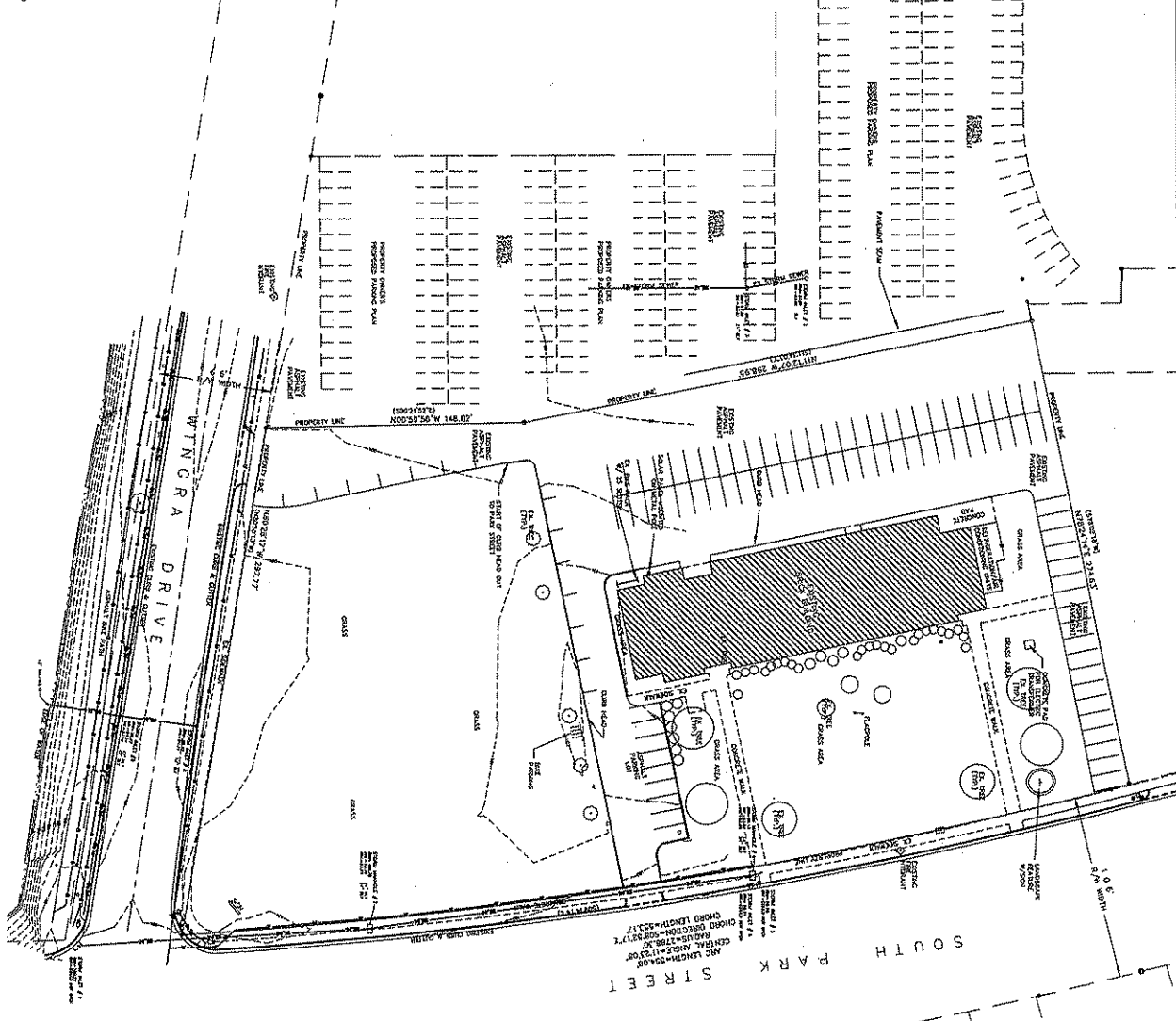
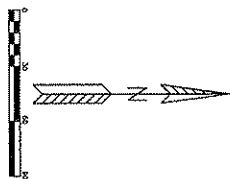
The site for this development is approximately 3.2 acres.

If there are any questions or concerns or any additional information required please do not hesitate to call Jim Glueck or myself.

Sincerely,



Jeff Leckwee
Madison Labor Temple

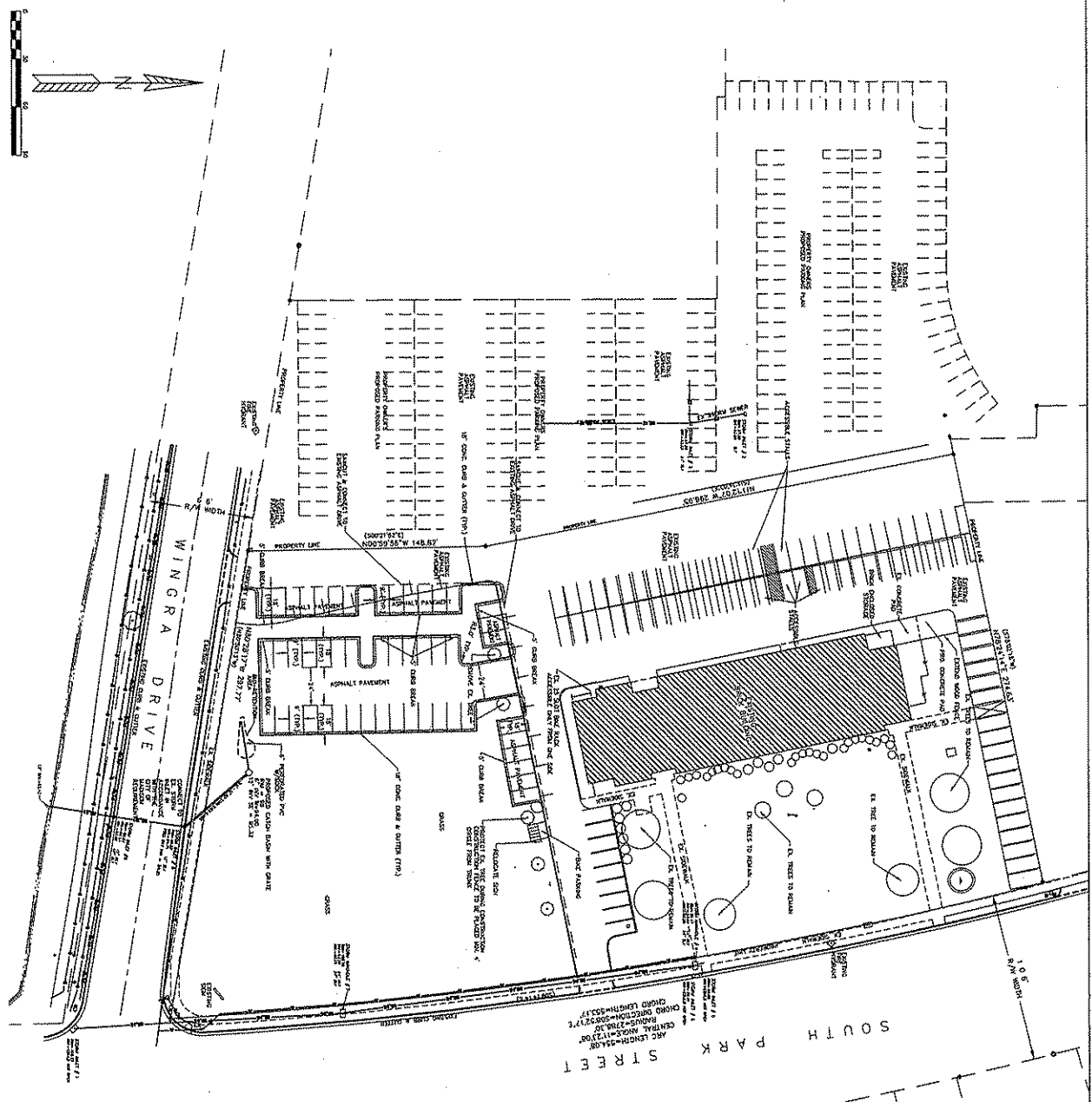


NOTE:
 THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS, FIELD SURVEY AND AS SHOWN BY DIGGERS' TRENCHING AND RECORD DRAWINGS PROVIDED BY THE CITY OF MADISON. THE CITY OF MADISON IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN HEREON. ADDITIONAL UTILITIES MAY BE DISCOVERED DURING THE PROGRESS OF THIS SURVEY TO BE DONE IN CONNECTION WITH THE PROPOSED EXPANSION OF THE MADISON LABOR TEMPLE. THE CITY OF MADISON IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN HEREON. ADDITIONAL UTILITIES MAY BE DISCOVERED DURING THE PROGRESS OF THIS SURVEY TO BE DONE IN CONNECTION WITH THE PROPOSED EXPANSION OF THE MADISON LABOR TEMPLE. THE CITY OF MADISON IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN HEREON.

CALL DIGGERS HOTLINE
 1-800-442-2011
 FOR A LIST OF REGISTERED CONTRACTORS
 WHO CAN ASSIST YOU WITH YOUR PROJECT.

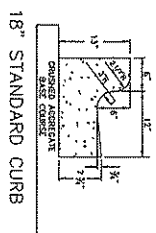
C100 STREET:	DATE: 07/12/2022 DRAWN BY: [Name] CHECKED BY: [Name]	Content: EXISTING PLAN PROJECT TITLE: MADISON LABOR TEMPLE PARKING EXPANSION PROJECT LOCATION: MADISON, WIS	Consultant: MAYO CORPORATION 600 Grand Canyon Drive Madison, WI 53718 (608)255-0228 (608)255-0160
	TITLE:	SCALE:	SHEET:

16



PRELIMINARY NOT FOR CONSTRUCTION

NOTE: ALL SIDEWALK GRAPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON SPECIFICATIONS INCLUDING DETECTABLE WARNING FIELDS

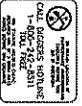


18" STANDARD CURB

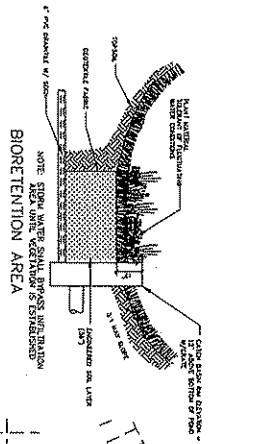
GENERAL NOTES:
 1. EXPANSION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 8' IN LENGTH.
 2. JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
 3. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT ROADWAYS.
 4. JOINTS SHALL BE A ONE PIECE RESINATIVE MATERIAL, HAVING A MINIMUM OF 1/2" THICK.
 5. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON UNDERGROUND COMPACTED CHANGED SIDEWALK.

SITE AND BUILDING INFORMATION	
TOTAL LOT AREA:	1.2 ACRES
BUILDING FOOTPRINT AREA:	123,456 sq. ft.
HANDPAVED ACCESSIBLE PARKING STALLS REQUIRED:	14
HANDPAVED ACCESSIBLE PARKING STALLS PROVIDED:	0
TYPICAL PARKING STALLS PROVIDED:	14
TYPICAL PARKING STALLS PROVIDED:	48

PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address:	1234567890
Site Name:	Madison Labor Temple
Site Owner:	Madison Labor Temple
Site Survey (Date):	12/12/08
Number of parking stalls:	14
Number of handicap stalls:	0
Number of typical stalls:	14
Number of total stalls:	14

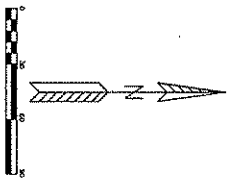
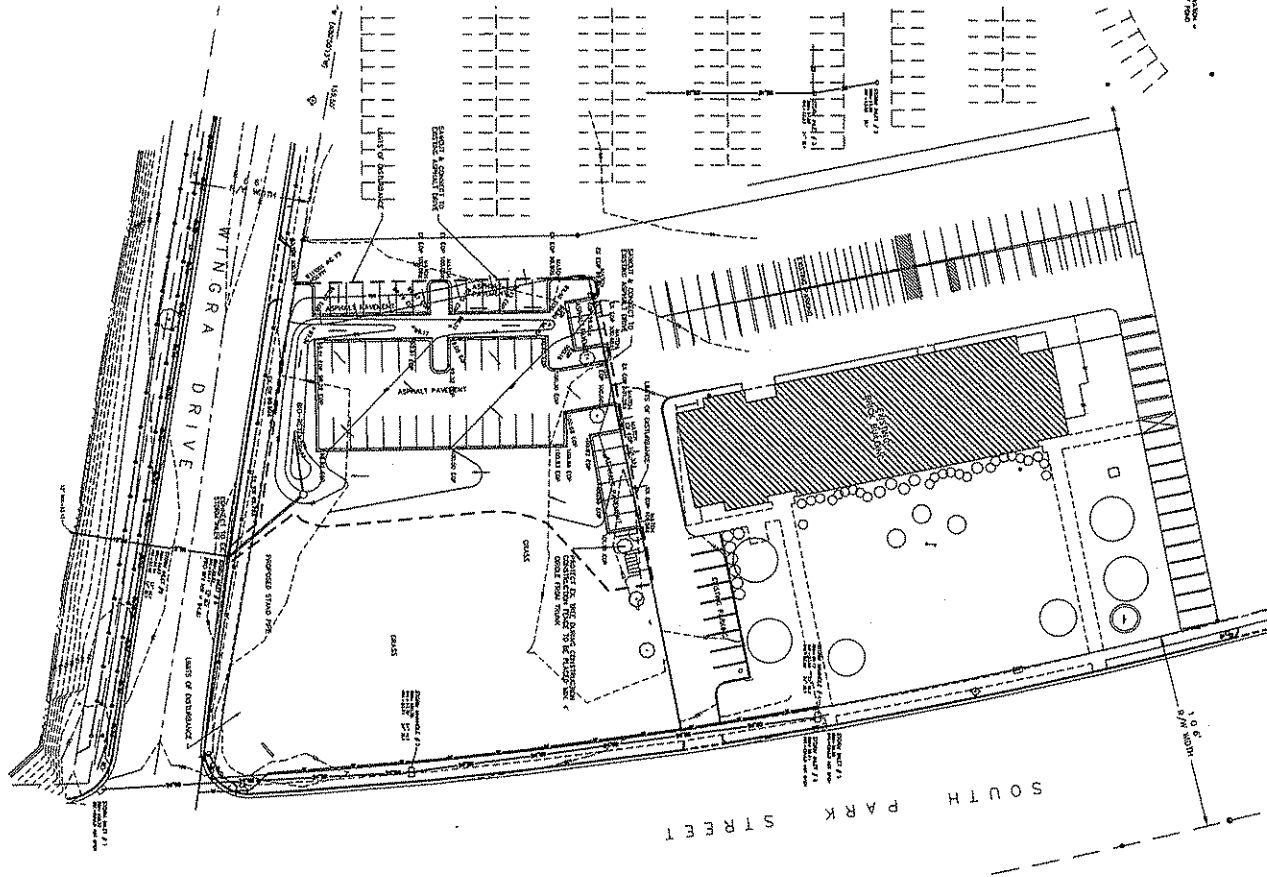


REVISION 01. ADDED RETAINING WALL 02. REVISED SITE PLAN	DATE 07/12/08 05/22/08	Contents: SITE PLAN PROJECT TITLE: MADISON LABOR TEMPLE PARKING EXPANSION PROJECT LOCATION: MADISON, WIS	Consultant: 500 Grand Canyon Drive Madison, WI 53706 (608) 261-0916 (800) 635-3333
		STREET: C101	



NOTE: VERIFY EXISTING CONDITIONS BEFORE SITE CONSTRUCTION BEGINS. IF ANY FOREIGN OBSTRUCTIONS OR UTILITIES ARE ENCOUNTERED, NOTIFY THE CITY OF MADISON AND THE PROJECT ENGINEER IMMEDIATELY. THE CITY OF MADISON SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.

PRELIMINARY NOT FOR CONSTRUCTION



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.

3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.

4. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

5. EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY TO PREVENT SOIL EROSION.

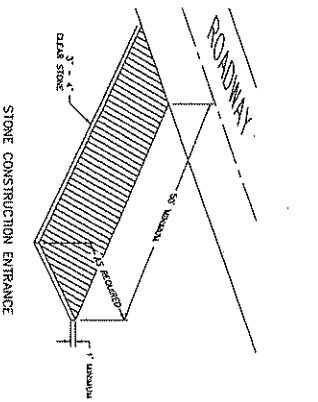
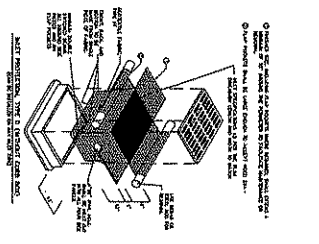
6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

8. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.

9. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN ANY CONSTRUCTION.

10. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.



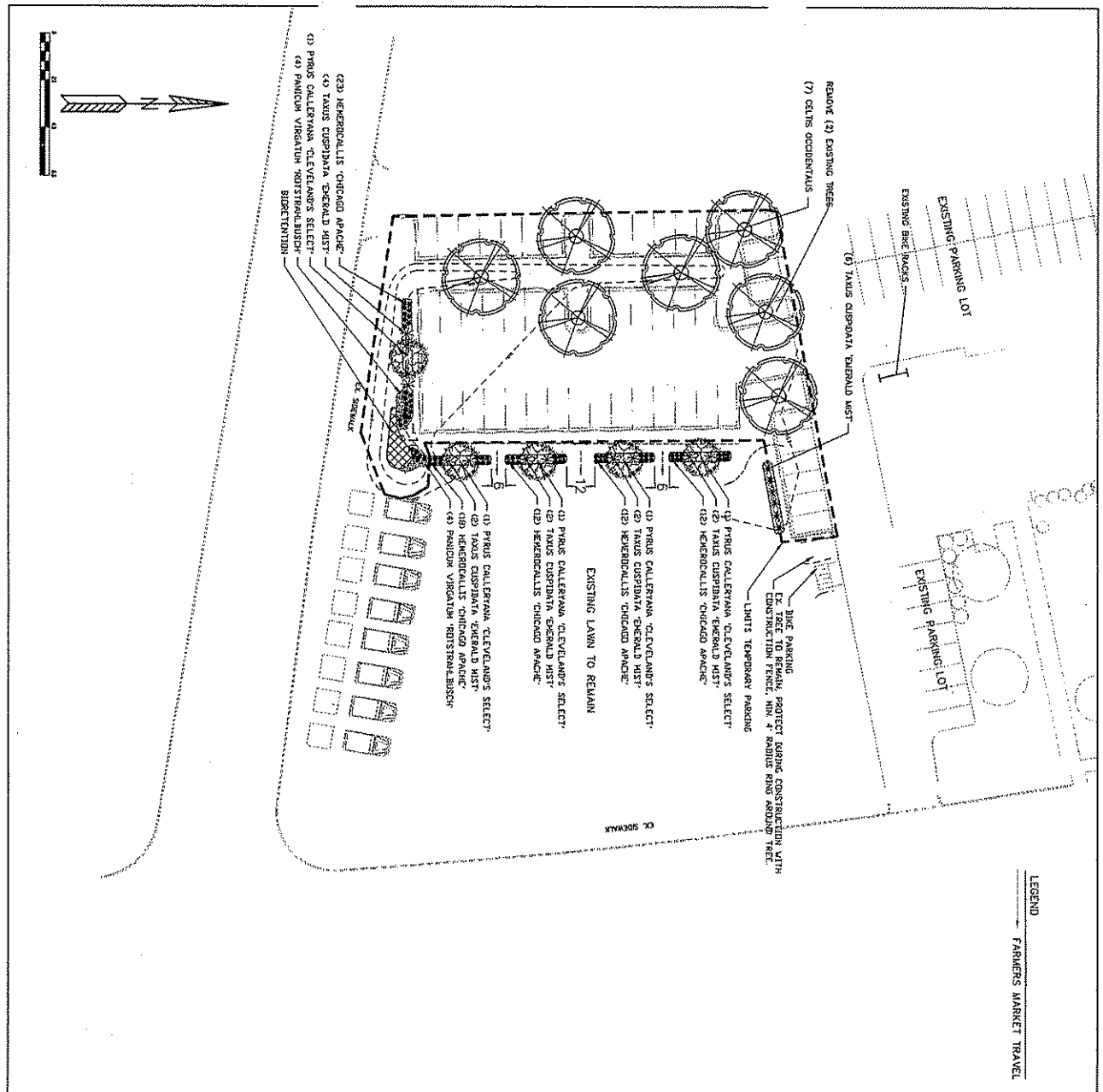
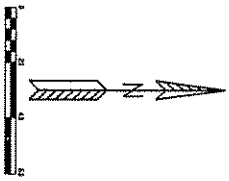
LEGEND

[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING DRIVE CURBS
[Symbol]	EXISTING SIDEWALK CURBS
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[Symbol]	EXISTING DRIVE CURBS
[Symbol]	EXISTING SIDEWALK CURBS

DATE OF DRAWING: 07/24/2017
 PROJECT NUMBER: 17-001
 DRAWING NUMBER: 17-001-001



C102	SHEET:	REVISION:	DATE:	CONTENTS:	Consultant:
		07/24/2017	07/24/2017	GRADING AND EROSION CONTROL PLAN	
PROJECT TITLE: MADISON LABOR TEMPLE PARKING EXPANSION					
PROJECT LOCATION: MADISON, WIS					



LEGEND
FARMERS MARKET TRAVEL

LANDSCAPE WORKSHEET
 LAYOUT OF LANDSCAPE
 TOTAL AREA OF LANDSCAPE
 NUMBER OF PLANT SPECIES
 NUMBER OF PLANT SPECIES TO BE PLANTED
 TOTAL NUMBER OF PLANT SPECIES TO BE PLANTED

LANDSCAPE PLANT SCHEDULE

NO.	PLANT SPECIES	COMMON NAME	SIZE	QTY	REMARKS
1	PRUNUS CALLERIANA	COMMON HORNBEAM	3" DIA.	10	10.00 - 10
2	TAXUS CUSPIDATA	EMERALD HILT	1 1/2" DIA.	10	15.00 - 10
3	HEDERACALLIS	CHICAGO APACHE	1 1/2" DIA.	10	15.00 - 10
4	PANDORA VIRGATUM	ROSTRAH-BUSCH	1 1/2" DIA.	10	15.00 - 10
5	TAXUS GUSTAVIA	EMERALD HILT	1 1/2" DIA.	10	15.00 - 10
6	BIODEXTENSION	BIODEXTENSION	1 1/2" DIA.	10	15.00 - 10
7	REMOVE (2) EXISTING TREES	REMOVE (2) EXISTING TREES	REMOVE (2) EXISTING TREES	REMOVE (2) EXISTING TREES	REMOVE (2) EXISTING TREES
8	REMOVE (2) EXISTING BRIBRACES	REMOVE (2) EXISTING BRIBRACES	REMOVE (2) EXISTING BRIBRACES	REMOVE (2) EXISTING BRIBRACES	REMOVE (2) EXISTING BRIBRACES
9	BIKE PARKING	BIKE PARKING	BIKE PARKING	BIKE PARKING	BIKE PARKING
10	EX. TREE TO REMAIN	EX. TREE TO REMAIN	EX. TREE TO REMAIN	EX. TREE TO REMAIN	EX. TREE TO REMAIN
11	LIMITS TEMPORARY PARKING	LIMITS TEMPORARY PARKING	LIMITS TEMPORARY PARKING	LIMITS TEMPORARY PARKING	LIMITS TEMPORARY PARKING
12	BIKE TRAIL	BIKE TRAIL	BIKE TRAIL	BIKE TRAIL	BIKE TRAIL
13	EXISTING PARKING LOT	EXISTING PARKING LOT	EXISTING PARKING LOT	EXISTING PARKING LOT	EXISTING PARKING LOT
14	EXISTING PARKING LOT	EXISTING PARKING LOT	EXISTING PARKING LOT	EXISTING PARKING LOT	EXISTING PARKING LOT
TOTAL PLANTS					234

LANDSCAPE NOTES

1. ALL SHADE TREES TO RECEIVE 6" DIA. SHREDED BARK MULCH (NO DYES) BUCKLE, TREE PIT 1 1/2' x 3/4' SOIL AND 1/4" COMPOST.
2. ALL LANDSCAPE BEDS SHALL RECEIVE 1" COMPOST OVER ENTIRE BED & 3" OF SHREDED BARK. IF LESS THAN 6" OF TOPSOIL IS PRESENT FOR LANDSCAPE BEDS, TOPSOIL SHALL BE ADDED AND TILLED INTO EXISTING SOIL TO A DEPTH OF 6".
3. ALL LANDSCAPE BEDS AND TREE PLANTINGS TO RECEIVE ADEQUATE WATERING REQUIRED FOR LANDSCAPE GROWTH THROUGHOUT THE FIRST GROWING SEASON.
4. ALL LANDSCAPE BEDS AND TREE MULCH RINGS TO RECEIVE ANNUAL APPLICATION OF PRE-BLURNT (GREEN) EARLY EACH SPRING.
5. AREA TO BE SEEDED WITH PRairie SHALL BE SEEDED WITH JUNCO'S STOPWATER SEED MIX AT A RATE OF 35 lbs./acre. DIVERSITY WATER FROM AREA SEEDED WITH PRairie UNTIL VEGETATION IS ESTABLISHED.
6. BIODEXTENSION PLANTS SHALL BE PLANTED 1' O.C.

Client: **MAYO CORPORATION**

Project Title: **MADISON LABOR TEMPLE PARKING EXPANSION**

Project Location: **MADISON, WIS**

Scale: **L100**

Revision: **02/18/08**

Author: **ANDREW & GYMNOCLARUS**

Check: **08/24/08**

Contents: **LANDSCAPE PLAN**