

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>FEB 6 2008</u>	Action Requested
UDC MEETING DATE: <u>FEB 13 2008</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: 1602 SOUTH PARK STREET

ALDERMANIC DISTRICT: 13 (JULIAKERR)

OWNER/DEVELOPER (Partners and/or Principals)
MADISON LABOR TEMPLE
1602 S. PARK ST.
MADISON, WI

ARCHITECT/DESIGNER/OR AGENT:
GLUECK ARCHITECTS/JIM GLUECK
116 N. FEW ST.
MADISON, WI 53703

CONTACT PERSON: JIM GLUECK
Address: 116 N. FEW ST
MADISON, WI 53703
Phone: 251-2551
Fax: 251-2550
E-mail address: glueckarch@sbcglobal.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 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.



LANDSCAPE WORKSHEET

NUMBER OF TREES REQUIRED _____ 185
 NUMBER OF PARKING STALLS _____ 0
 TOTAL SQ FT OF STORAGE AREA _____ 0
 NUMBER OF CANOPY TREES REQUIRED (>2" CAL.) _____ 13
 II. NUMBER OF LANDSCAPE POINTS REQUIRED _____ 780.5
 NUMBER OF POINTS REQUIRED (PARKING STALLS) _____ 0
 NUMBER OF POINTS REQUIRED (LOADING AREAS) _____ 0
 TOTAL NUMBER OF POINTS REQUIRED _____ 780.5



MAYO
 CORPORATION
 600 Grand Canyon Drive
 Madison, WI 53719
 (608)833-0668
 (608)833-0746(fax)

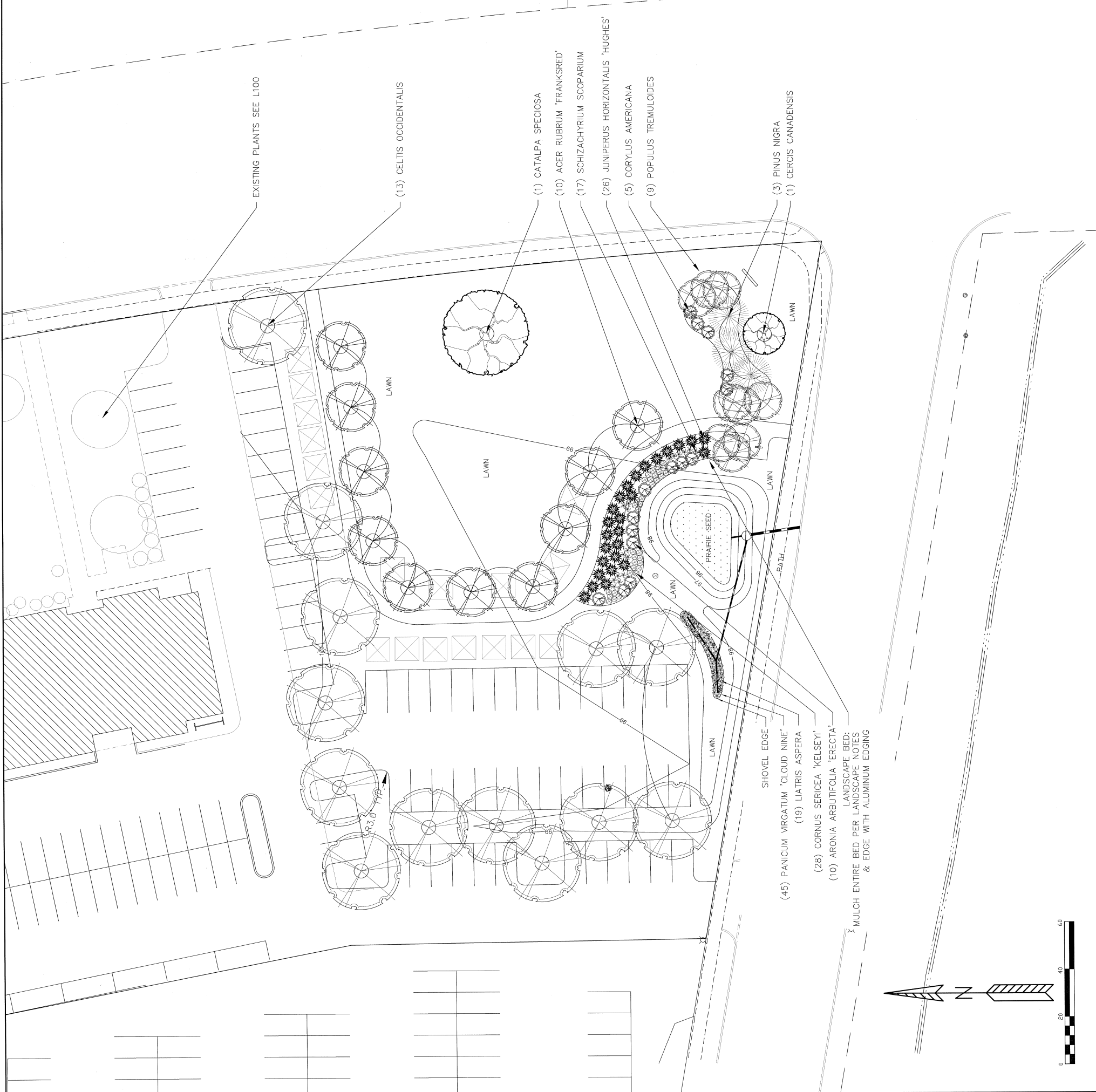
Consultant:

LANDSCAPE PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	POINTS
SHADE TREES						
10	ACER RUBRUM 'FRANKSRED'	ARMSTRONG MAPLE	2" cal.	B&B	SINGLE STEM	10 @ .35 = 350
13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" cal.	B&B	SINGLE STEM	
ORNAMENTAL TREES						
1	CATALPA SPECIOSA	NORTHERN CATALPA	2" cal.	B&B		1 @ .15 = .15
1	CERCIS CANADENSIS	EASTERN REDBUD	1-1/2" cal.	B&B	MULTISTEM	1 @ .15 = .15
9	POPULUS TREMULOIDES	QUAKING ASPEN	1-1/2" cal.	B&B	SINGLE STEM	9 @ .15 = 135
EVERGREEN TREES						
3	PINUS NIGRA	AUSTRIAN PINE	3" HT.	CONT.		3 @ .15 = .45
DECIDUOUS SHRUBS						
10	ARONIA ARBUTIFOLIA 'ERECTA'	UPRIGHT RED CHOKEBERRY	2 GAL.	CONT.		10 @ .2 = 20
28	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	5 GAL.	CONT.		28 @ .2 = 56
5	CORYLUS AMERICANA	HAZELNUT	5 GAL.	CONT.		5 @ .2 = 10
EVERGREEN SHRUBS						
26	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES SPREADING JUNIPER	2 GAL.	CONT.		26 @ .3 = 78
PERENNIALS						
19	LIATRIS ASPERA	ROUGH BLAZINGSTAR	4"	DEEP RUG		
45	PANICUM VIRGATUM 'CLOUD NINE'	CLOUD NINE SWITCHGRASS	4"	DEEP RUG		
14	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1/2 GALL.	POT		
EXISTING TREES FOR PARKING LOT REQUIREMENTS (SEE L100 FOR DISTANCES)						
4	FRAXINUS PENNSYLVANICA 'MARSHAL'	SEEDLESS MARSHAL GREEN ASH	> 2" CAL. EX.			4 @ .35 = 140
EXISTING SHRUBS FOR PARKING LOT REQUIREMENTS (SEE L100 FOR DISTANCES)						
5	SPIREA 'GOLD FLAME'	GOLD FLAME SPIREA				5 @ .2 = 10
TOTAL POINTS						874

LANDSCAPE NOTES

- ALL ORNAMENTAL AND SHADE TREES TO RECEIVE 6" DIA. SHREDDED BARK MULCH RING (NO DYES). BACKFILL TREE PIT W/ 3/4 SOIL AND 1/4 COMPOST.
- LANDSCAPE BED SHALL BE FILLED W/ 1" COMPOST OVER ENTIRE BED. 3" OF SHREDDED BARK MULCH SHALL BE PLACED OVER ENTIRE BED.
- ALL LANDSCAPE BEDS AND TREE PLANTINGS TO RECEIVE ADEQUATE WATERING REQUIRED FOR LANDSCAPE GROWTH THROUGHOUT THE FIRST GROWING SEASON.
- ALL LANDSCAPE BEDS AND TREE MULCH RINGS TO RECEIVE ANNUAL APPLICATION OF PRE-EMERGENT (PREEN) EARLY EACH SPRING.
- AREA TO BE SEEDDED WITH PRAIRIE SHALL BE SEEDDED WITH JFNEW'S STORMWATER SEED MIX AT A RATE OF 36 lbs/Acre. DIVERT WATER FROM AREA SEEDDED WITH PRAIRIE UNTIL VEGETATION IS ESTABLISHED.



LANDSCAPE PLAN
 PROJECT TITLE: MADISON LABOR TEMPLE
 PARKING EXPANSION
 PROJECT LOCATION: MADISON, WI

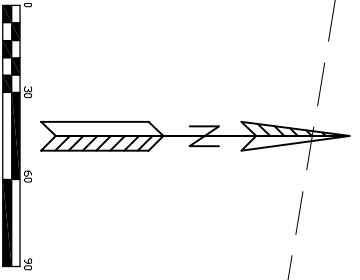
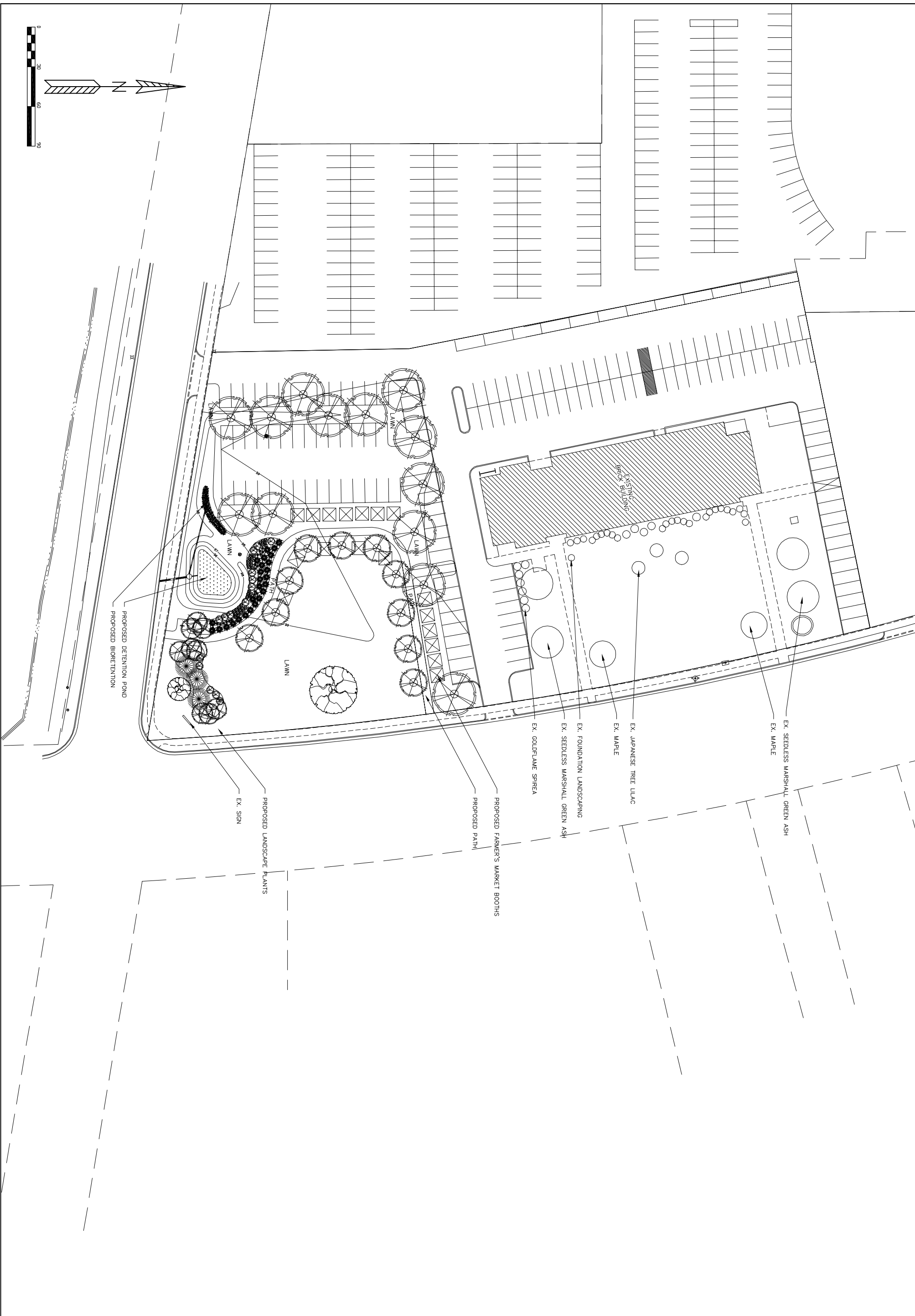
REVISION	DATE	CONTENTS

Drawn By: SOL
 Checked By: SOL
 Date: 01/28/08
 Job NO.: GA0807

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 May 2003

Sheet:

L101



PROPOSED DETENTION POND
 PROPOSED BIOTENTION

PROPOSED LANDSCAPE PLANTS
 EX. SIGN

PROPOSED FARMER'S MARKET BOOTHS
 PROPOSED PATH

EX. GOLDFLAME SPIREA
 EX. SEEDLESS MARSHALL GREEN ASH
 EX. FOUNDATION LANDSCAPING
 EX. MAPLE
 EX. JAPANESE TREE LILAC

EX. SEEDLESS MARSHALL GREEN ASH
 EX. MAPLE

EXISTING BRICK BUILDING

Drawn By: SCL
 Checked By: SCL
 Date: 01/28/08
 Job No.: GA0807

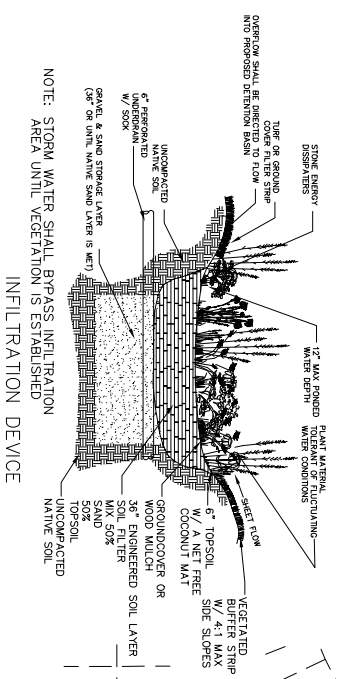
REVISION	DATE

Contents:
 LANDSCAPE PLAN
 PROJECT TITLE: MADISON LABOR TEMPLE
 PARKING EXPANSION
 PROJECT LOCATION: MADISON, WIS

Sheet:
L100

Consultant:

600 Grand Canyon Drive
 Madison, WI 53719
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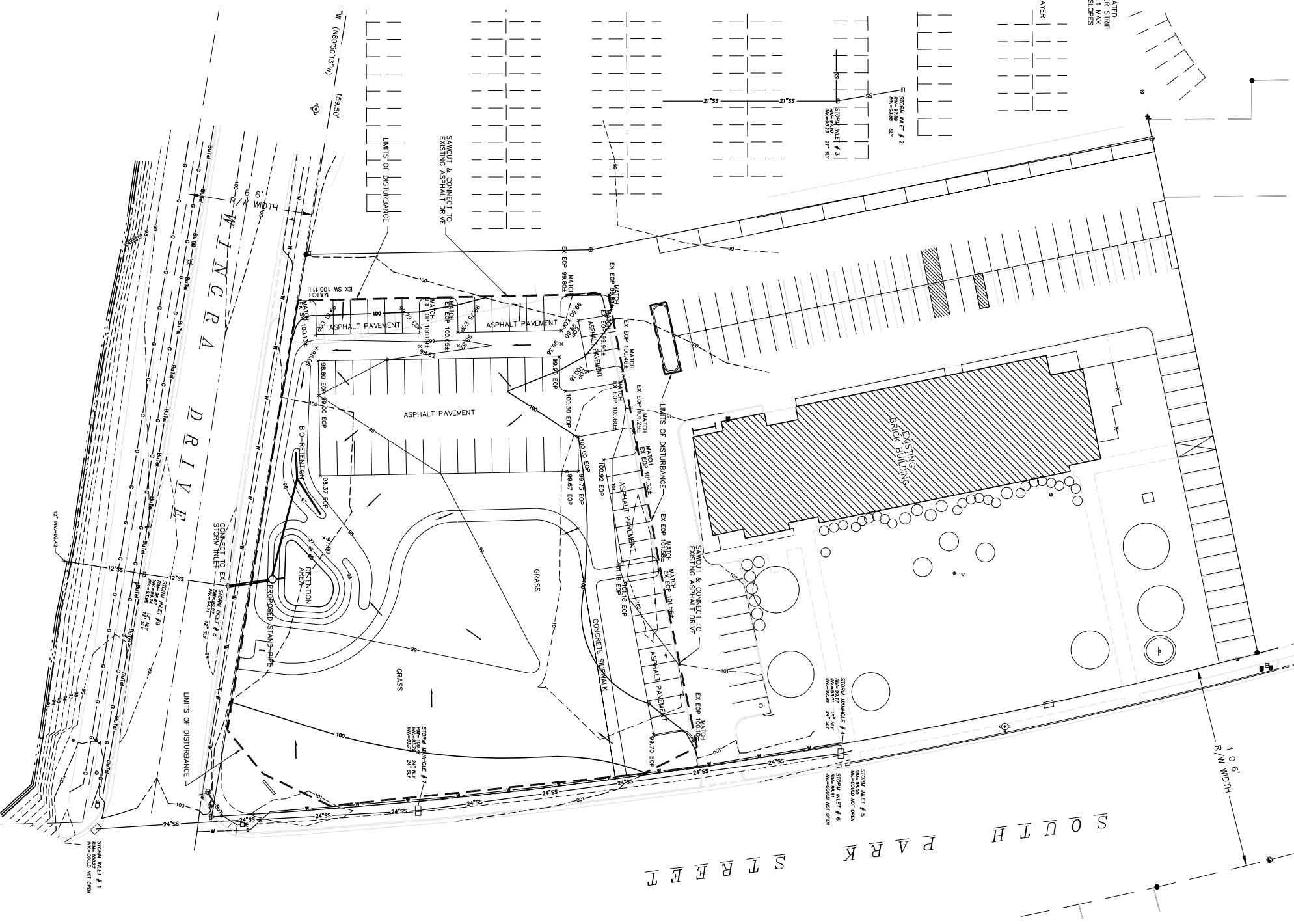
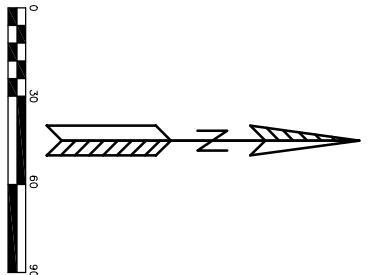
NOTE: STORM WATER SHALL BYPASS INFILTRATION AREA UNTIL VEGETATION IS ESTABLISHED

NOTE: VERIFY EXISTING CONDITIONS BEFORE SITE CONSTRUCTION BEGINS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS ARE APPARENT, BRING THEM TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.

NOTE: ANY WORK DONE WITHIN THE ROW MUST CONFORM TO THE CITY OF MADISON STANDARD SPECIFICATIONS.

NOTE: CONTRACTOR TO OBTAIN APPROPRIATE STREET OPENING PERMIT PER CITY.

PRELIMINARY NOT FOR CONSTRUCTION



GENERAL NOTES

STONE CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED.

SILT FENCE & STOCKPILES SHALL BE FIELD LOCATED BY THE CONSTRUCTION MANAGER. SILT FENCE SHALL BE PLACED DOWNSLOPE AT LEAST 10 FEET FROM SOIL STOCKPILES FOR PROTECTION. SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED & MULCH. EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

AFTER ROUGH GRADING HAS BEEN COMPLETED STRAW MULCH OR EROSION MATTING SHALL BE PLACED ON SLOPES 4:1 OR GREATER.

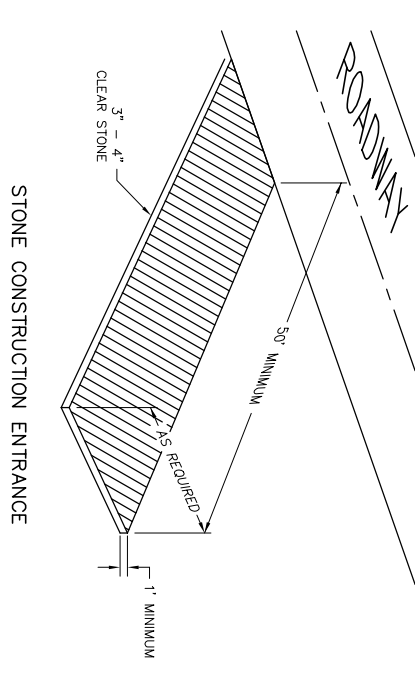
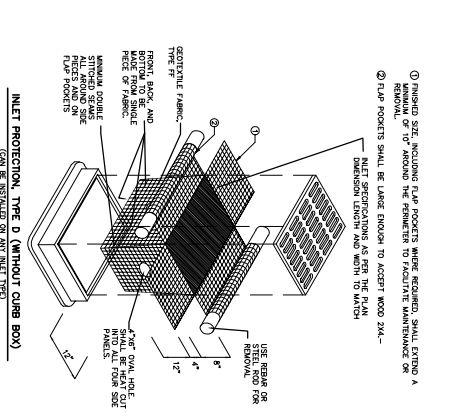
PLACE TYPE D INLET PROTECTION IN EACH INLET BEFORE CONSTRUCTION.

ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH APPROPRIATE STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, OR MULCH.

RESTORATION

ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE IS PRACTICAL. SEED MIXTURE 40 (PER SECTION 650) OF D.O.1. STRONGSOP (SEED BLEND) AND 8 BOUNDS SEAS (1000) SHOULD BE USED ON DETENTION AREAS. SEEDING SHALL BE PLANTED PER THE CITY OF MADISON SPECIFICATIONS AND ACCORDING TO THE LANDSCAPE PLAN. DIVERT WATER FROM AREA PLANTED WITH PRAIRIE UNTIL PRAIRIE PLANTS ARE ESTABLISHED.

FERTILIZER SHALL BE PLACED PER A SOIL TEST.



- LEGEND**
- DRAINAGE ARROWS
 - XXXXX SPOT ELEVATION
 - EXISTING INDEX CONTOURS
 - PROPOSED INDEX CONTOURS
 - PROPOSED CONTOURS

LIMITS OF DISTURBANCE = 53,000 SQFT
 PROPOSED ADDITIONAL IMPERVIOUS = 11,600 SQFT



Sheet: C102	REVISION ADDED RETAINING WALL DATE 07/12/07	Contents: GRADING AND EROSION CONTROL PLAN PROJECT TITLE : MADISON LABOR TEMPLE PARKING EXPANSION PROJECT LOCATION: MADISON, WIS	Consultant: 600 Grand Canyon Drive Madison, WI 53719 (608)833-0628 (608)833-0746 (fax)
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PRELIMINARY NOT FOR CONSTRUCTION

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



Consultant:

Contents:
SITE PLAN
PROJECT TITLE : MADISON LABOR TEMPLE
PARKING EXPANSION
PROJECT LOCATION: MADISON, WIS

REVISION	DATE
ADDED RETAINING WALL	07/12/07

Drawn By: GVP	Checked By: MMC
Date: 01/28/08	Job NO.: GA0808

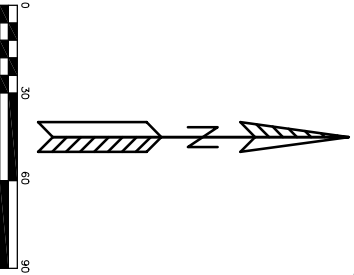
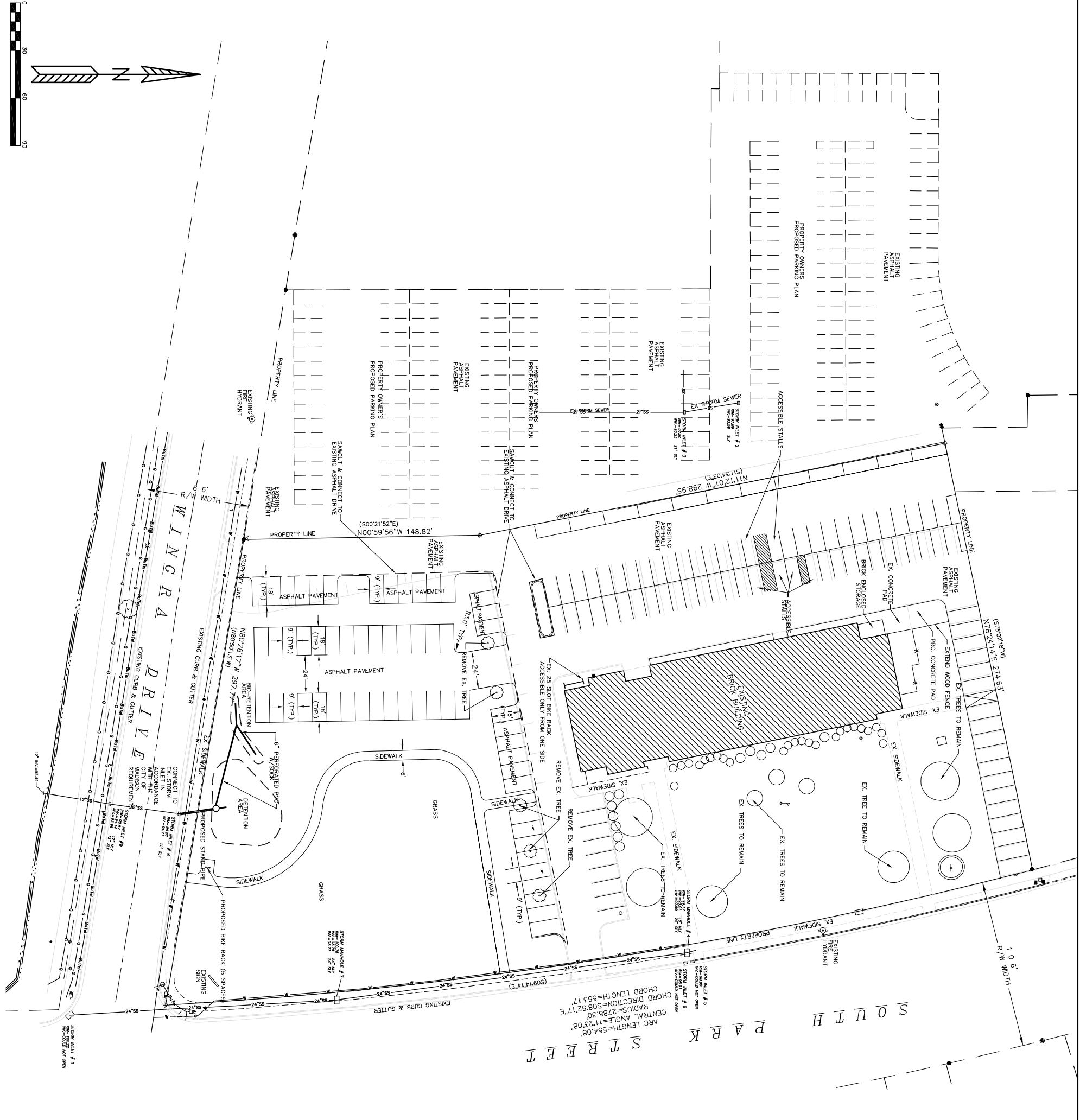
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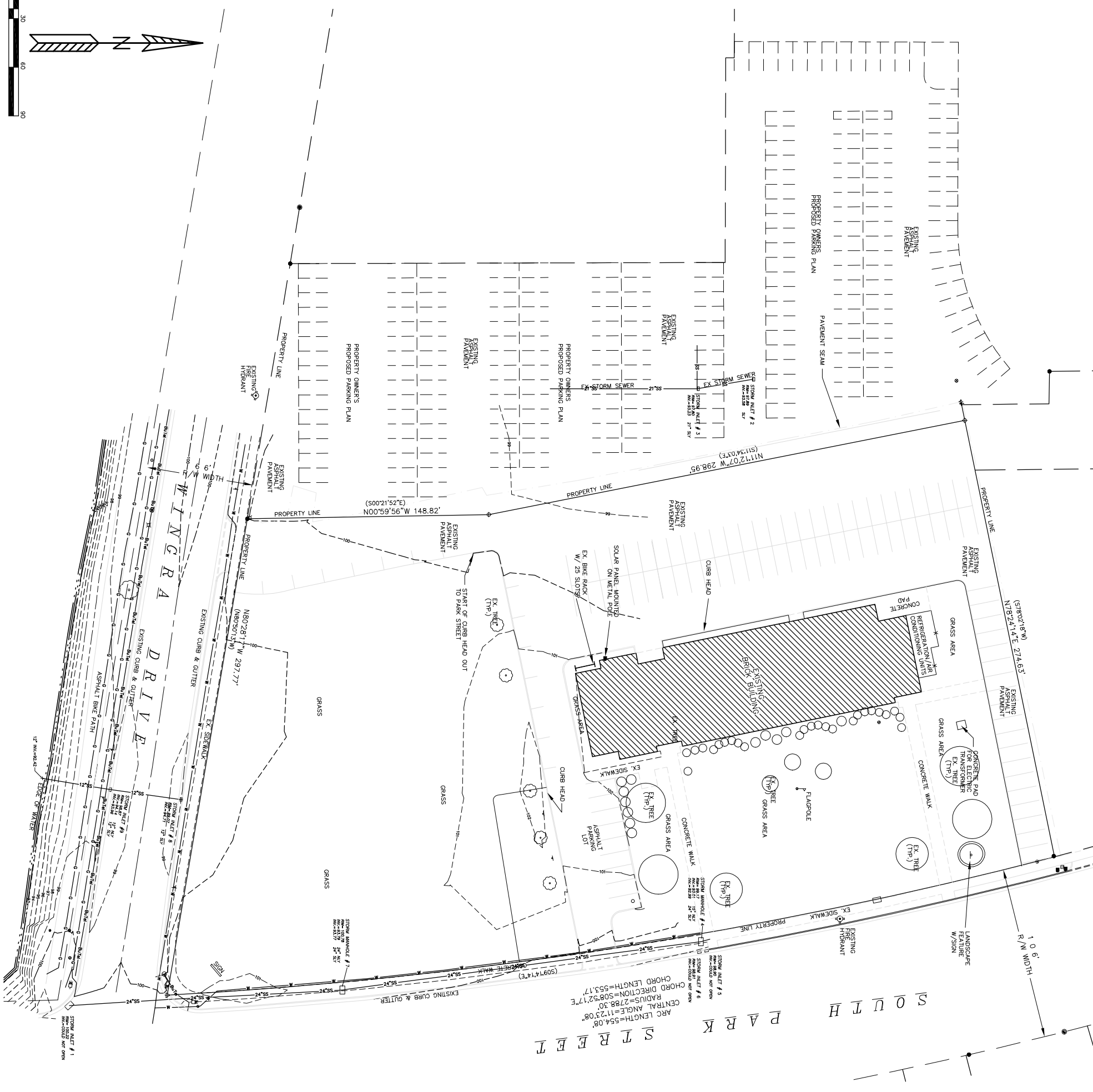
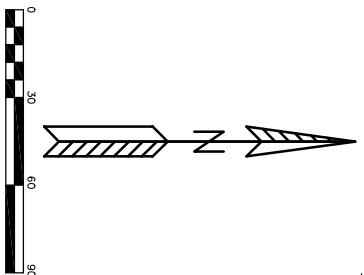
Sheet:

C101

PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	1602 SOUTH PARK STREET
Site acreage (total)	3.2 ACRES
Number of building stories (above grade)	2
Building height - construction (feet structures or additions)	
Number of parking stalls	189
Use of property	OFFICE/COMMUNITY
Gross square feet of office	NA
Gross square feet of retail area	NA
Number of employees in warehouse	NA
Number of employees in production	NA
Capacity of restaurant/place of assembly	NA
Number of bicycle stalls shown	18
Number of trees shown	SEE LIST

SITE AND BUILDING INFORMATION	
TOTAL LOT AREA:	3.2 ACRES
BUILDING FOOTPRINT AREA:	12,247.99 sq. ft.
HANDICAPPED ACCESSIBLE PARKING STALLS REQUIRED:	7
HANDICAPPED ACCESSIBLE PARKING STALLS PROVIDED:	4
PARKING STALLS REQUIRED:	NA
TOTAL PARKING STALLS PROVIDED:	185





NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR OR AS MARKED BY DIGGERS HOTLINE. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/ STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, WISCONSIN STATUTE 182.075 (1974) REQUIRES DIGGER'S HOTLINE BE CALLED WITH THREE DAYS PRIOR NOTICE AT 1-800-242-8511.



Sheet: <h1>C100</h1>	TO OBTAIN LOCATION OF UNDERGROUND UTILITIES OR TO LOCATE THE LOCATION OF ANY UNDERGROUND UTILITY OR STRUCTURE, CALL DIGGERS HOTLINE 1-800-242-8511. TOLL FREE.
	REVISION ADDED RETAINING WALL
DATE 07/12/07	Contents: EXISTING PLAN
DRAWN BY: GVP	PROJECT TITLE :MADISON LABOR TEMPLE PARKING EXPANSION
CHECKED BY: MMC	PROJECT LOCATION: MADISON, WIS
DATE: 07/28/08	
JOB NO.: GA0808	
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