

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

AGENDA ITEM # _____
Project # _____

	Action Requested
DATE SUBMITTED: <u>October 26, 2005</u>	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>November 2, 2005</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1209 Deming Way

ALDERMANIC DISTRICT: 9 (Skidmore)

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Jim Pientka / PLANNING Design Build PLANNING Design Build, Inc.
901 Deming Way, Suite 102 901 Deming Way, Suite 102
Madison, WI 53717 Madison, WI 53717

CONTACT PERSON: Lisa Aumann - PLANNING Design Build, Inc.
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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 50,000 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)



October 26, 2005

Urban Design Commission – Final Approval
TomoTherapy Manufacturing Building – 1209 Deming Way
PLANNING Project No. 20040560

Summary of Parking Variance Request:

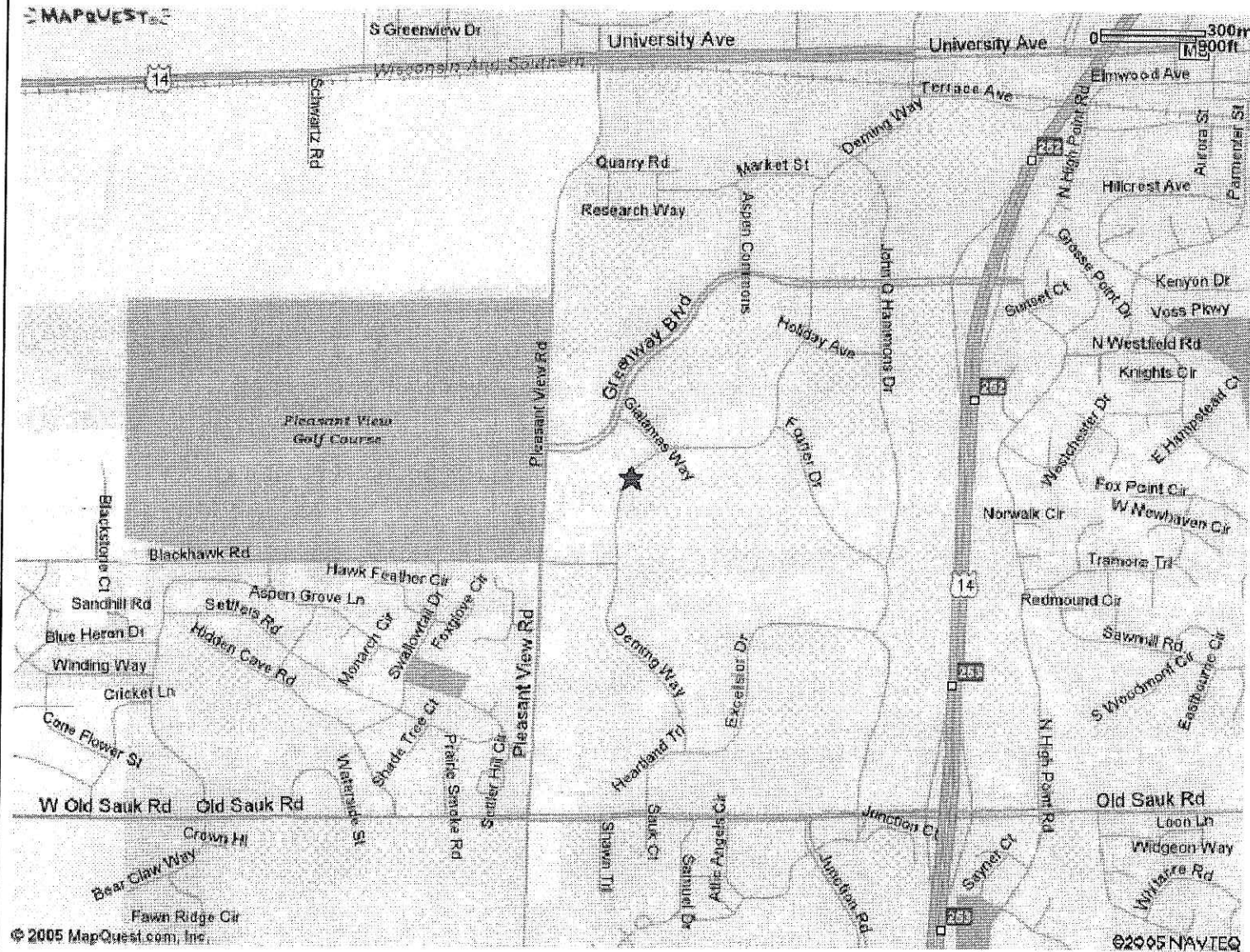
PLANNING Design Build, Inc. is requesting a Parking Variance to allow for parking in front of a proposed Manufacturing Building at 1209 Deming Way. This property is located in Old Sauk Trails Park and is currently zoned R.P.S.M.

TomoTherapy Corporation, who designs and builds radiation therapy delivery devices, is headquartered at 1240 Deming Way, across the street from this property. The proposed Manufacturing Building is uniquely designed for the assembly operations of TomoTherapy, whose product requires testing and operation within shielded bunkers with either massive concrete walls and roof or earth cover. The building has been anchored by the testing bunkers at the southeast corner of the site due to the sequence of assembly operations, the need for added expansion in multiple areas of the process, the natural topography of the site, and the need to accommodate widely-separated receiving and shipping docks. This area is the highest elevation of the site, which allows the bunkers to be earth sheltered to provide shielding and to diminish both their visual impact on the area and the massive amount of concrete that would otherwise need to be poured for wall and roof shielding.

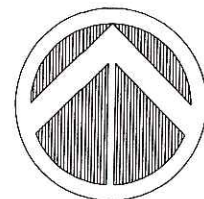
The site width just accommodates the needed bunkers, assembly bays, and parts staging, as well as the shipping and receiving yard (as far from Deming Way as possible). The combination of material handling, assembly process, expansion needs, and topography has thus forced the parking to the street side of the property. The truck drive entrance aligns with another entry on the opposite side of Deming Way. City-Traffic recommended a second curb cut for separation of passenger vehicles and truck traffic at the southwest corner of the lot. A pedestrian walk will line up on both sides of the street to create a link between the existing headquarters and the new manufacturing facility.

We respectfully submit this application to the Urban Design Commission for review and approval. Thank you for your consideration.

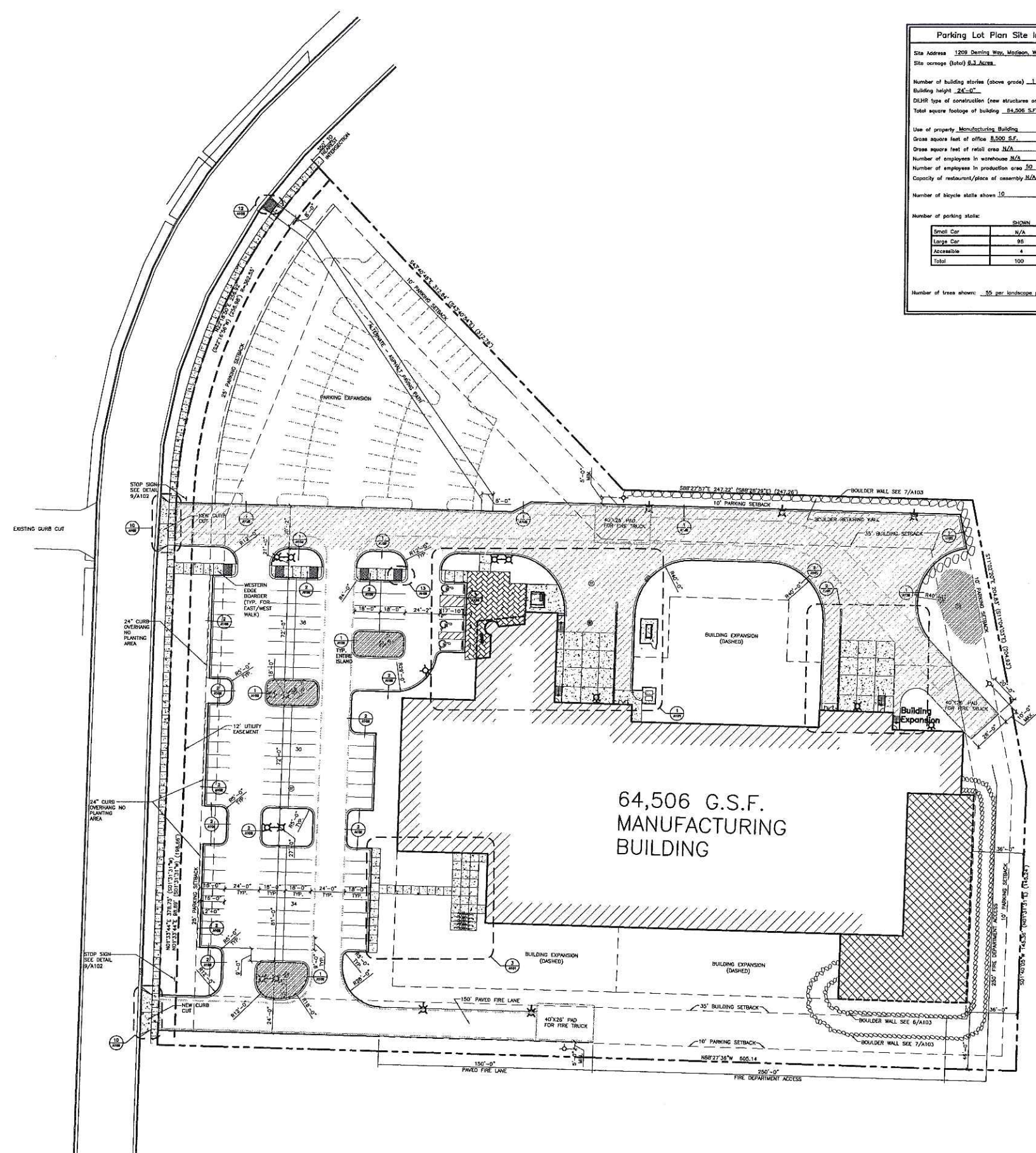
SITE LOCATION MAP



ADDRESS:
1209 Deming Way, Madison, WI 53717



NORTH



Parking Lot Plan Site Information Block

Site Address 1209 Deming Way, Madison, WI 53717
 Site acreage (total) 6.3 Acres

Number of building stories (above grade) 1
 Building height 24'-0"
 DELHR type of construction (new structures or additions) 11B
 Total square footage of building 64,506 S.F.

Use of property Manufacturing Building
 Gross square feet of office 8,500 S.F.
 Gross square feet of retail area N/A
 Number of employees in warehouse N/A
 Number of employees in production area 30
 Capacity of restaurant/pace of assembly N/A
 Number of bicycle stalls shown 10

Number of parking stalls:	
Small Car	N/A
Large Car	95
Accessible	4
Total	100

Number of trees shown: 50 per landscape plan.

LEGEND

CONCRETE FLOWWORK

CONCRETE SIDEWALK RAMP (STAMP WITH GRK)

CONCRETE PAVERS - HERRINGBONE PATTERN - COLOR TO BE DETERMINED

ALL AREAS NOT SHADED 3" BITUMINOUS PAVING (1 1/2" SURFACE COURSE AND 1 1/2" BINDER COURSE) OVER AN 8" THICK STONE BASE COMPOSED OF 2 1/2" OF BREAKER RUN STONE & 2 1/2" OF 3/4" STONE

3" BITUMINOUS PAVING (1 1/2" SURFACE COURSE AND 1 1/2" BINDER COURSE) OVER AN 12" THICK STONE BASE COMPOSED OF 2 1/2" OF BREAKER RUN STONE & 2 1/2" OF 3/4" STONE

AREA OF EARTH COVERED ROOF

CONCRETE CURB AND OUTER

ALL PAVEMENT MARKINGS ARE TO BE WHITE

PARKING LOT LIGHT POLE, SEE SHEET E100

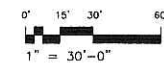
FIRE HYDRANT - INSTALL PER ROTATION INDICATED ON PLAN

OWNER CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED

EDGE OF FIRE LANE

STORM CATCH BASIN

1 OVERALL SITE PLAN
 SCALE: 1" = 30'-0"



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REVISION DATES:

ISSUE DATES:

BID PACKAGE #1: 10-17-05

Construction Documents:

This drawing shall be used for fabrication, erection and/or installation. Check all project additions and construction bulletins for modifications.

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PROJECT #: 20050460
 PLOT DATE: 10/25/2005
 SHEET NUMBER

A100

BIO-RETENTION AREA PLANTING MIX

Common Name	Scientific Name	Planting Size	Qty. Area 1	Qty. Area 2	Qty. Area 3	Qty. Area 4
GRASSES AND SEDGES						
BOTTLEBRUSH SEDGE	CAREX HYSTERICINA	PLUG	26	26	42	96
FOX SEDGE	CAREX VILPACOSA	PLUG	59	58	84	190
DARK-GREEN BULLRUSH	SCIRPUS ATROVIRENS	PLUG	50	50	84	190
FORBS						
LAVENDER HYSSOP	AGASTACHE FOENICULUM	PLUG	14	14	22	51
NEW ENGLAND ASTER	ASTER EUCOIDEUS	PLUG	14	14	22	51
BLUE WILD INDIGO	BAPTISTA AUSTRALIS	PLUG	14	14	22	51
PALE PURPLE CONEFLOWER	ECHINACEA PALLIDA	PLUG	14	14	22	51
PURPLE CONEFLOWER	ECHINACEA PURPUREA	PLUG	14	14	22	51
SNEEZEWEED	HELELIUM AUTUMNALE	PLUG	14	14	22	51
CARDINAL FLOWER	LOBELIA CAROLINENSIS	PLUG	14	14	22	51
SMOOTH PENSTEMON	PENSTEMON DIGITALIS	PLUG	14	14	22	51
YELLOW CONEFLOWER	RATIBIDA PINNATA	PLUG	14	14	22	51
SWEET BLACK-EYED SUSAN	RUDIBEQUIA SUBTENDENS	PLUG	14	14	22	51
OHIO GOLDENROD	SOLIDAGO CHOIENSIS	PLUG	14	14	22	51
INDIGELLO GOLDENROD	SOLIDAGO INDIGELLA	PLUG	14	14	22	51
STIFF GOLDENROD	SOLIDAGO RIGIDA	PLUG	14	14	22	51
GOLDEN ALEXANDER	Zizia aurea	PLUG	14	14	22	51

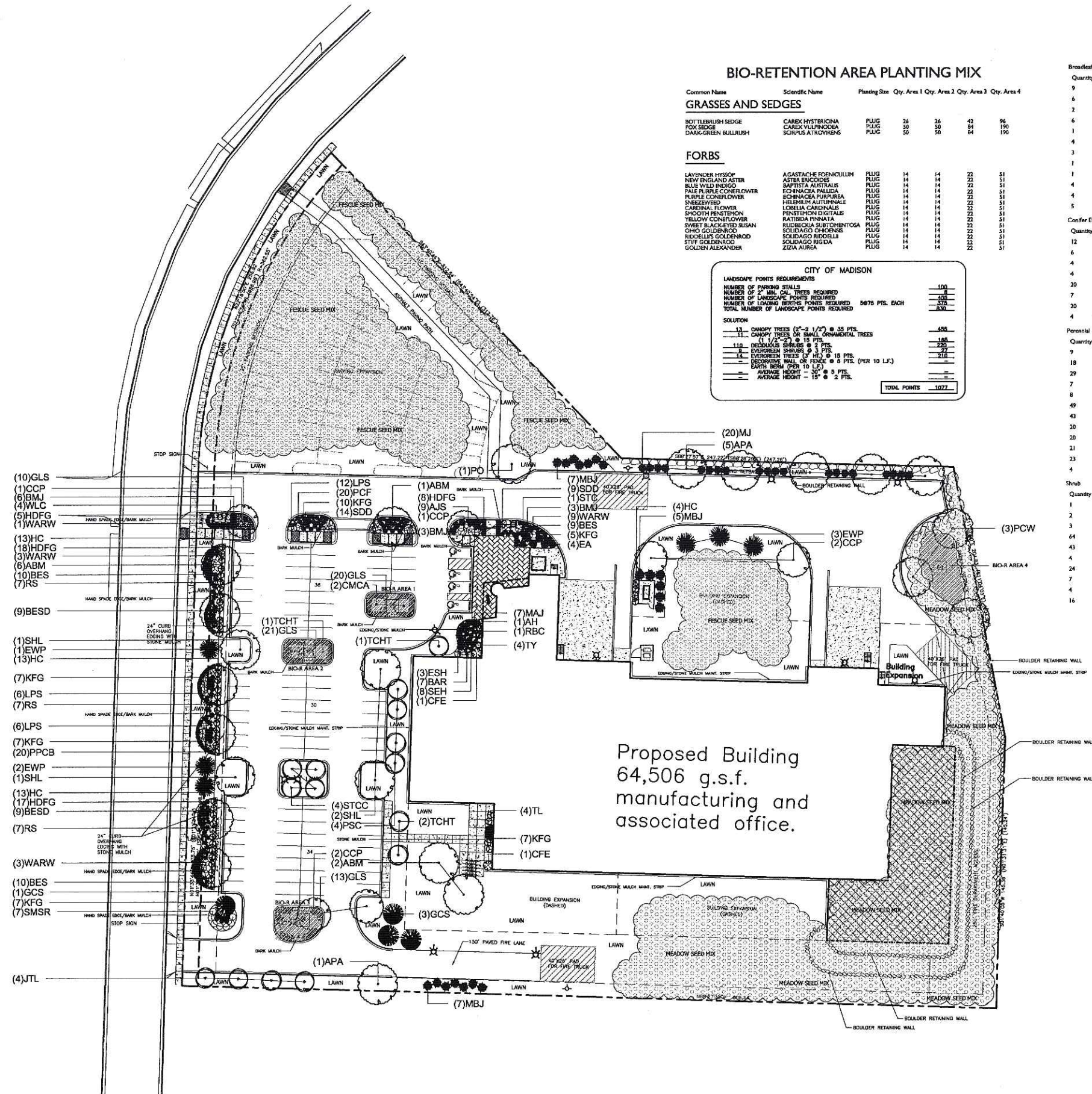
CITY OF MADISON	
LANDSCAPE POINTS REQUIRED	100
NUMBER OF 2" MIN. CAL. TREES REQUIRED	100
NUMBER OF LANDSCAPE POINTS REQUIRED	400
NUMBER OF LEAVY BERTHS POINTS REQUIRED	5075 PTS. EACH
TOTAL NUMBER OF LANDSCAPE POINTS REQUIRED	630
SOLUTION	
13 CANOPY TREES (2" - 3 1/2" @ 35 PTS.	455
11 CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2" - 2" @ 15 PTS.	165
110 DECIDUOUS SHRUBS @ 2 PTS.	220
14 EVERGREEN SHRUBS @ 3 PTS.	42
14 EVERGREEN TREES (2" HT. @ 15 PTS.	210
DECORATIVE WALL OR FENCE @ 5 PTS. (PER 10 LF.)	210
EARTH REPAIR (PER 10 LF.)	210
AVERAGE HEIGHT - 15' @ 5 PTS.	750
AVERAGE HEIGHT - 15' @ 2 PTS.	300
TOTAL POINTS	1077

Plant Material List

Quantity	Code Name	Scientific Name	Common Name	Planting Size
9	ABM	Acer X Freemanii 'Autumn Blaze'	Autumn Blaze Maple	2 1/2" B&B
6	APA	Fraxinus Americana 'Autumn Purple'	Autumn Purple White Ash	2 1/2" B&B
2	CHCA	Malus 'Candyman'	Candyman Crabapple	2" B&B
6	CCP	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	2" B&B
1	PO	Quercus Palustris	Pin Oak	3" B&B
4	PSC	Malus 'Pink Spire'	Pink Spire Crabapple	1 3/4" B&B
3	PCW	Salix Pent X 'Blonde' 'Prairie Cascade'	Prairie Cascade Willow	2" B&B
1	RBC	Betula Nigra (cp)	River Birch (cp)	10" B&B
1	STC	Malus Sargentii	Sargent Crabapple	2" B&B
4	STCC	Malus Sargentii (cp)	Sargent Crabapple (cp)	5" B&B
4	SHL	Gleditsia Triacan Iner 'Skyline'	Skyline Think Honeylocust	1 1/2" B&B
5	TCHT	Cornus Rugosa Var Iner (f)	Think Cockspur Hawthorn (f)	2" B&B
Conifer Evergreen				
12	BJP	Juniperus Sabina 'Broadmoor'	Broadmoor Juniper	#2 CONT.
6	EWP	Pinus Strobus	Eastern White Pine	5" B&B
4	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	4" B&B
4	GCS	Picea Pungens	Green Colorado Spruce	5" B&B
20	MJ	Juniperus Chinen 'Misty'	Misty Juniper	#5 CONT.
7	MAJ	Juniperus Sabina 'Mini Arcadia'	Mini Arcadia Juniper	#2 CONT.
20	MBJ	Juniperus Chinen 'Moundbaen'	Moundbaen Juniper	4" B&B
4	TY	Taxus X Media 'Taurinell'	Taunton Yew	18" B&B
Perennial				
9	AJS	Sedum 'Autumn Joy'	Autumn Joy Sedum (red 24")	#1 CONT.
18	BESD	Hemerocallis 'Black Eye Susan'	Black Eye Susan Daylily (golden 24" Re)	#2 CONT.
29	BES	Rubecolla Ful Var Sullivan 'Goldstrum'	Black-eyed Susan	#2 CONT.
7	BAR	Astilbe Japonica 'Bremen'	Bremen Astilbe (rose)	#1 CONT.
8	SEH	Hosta Sieboldiana 'Elegans'	Elegans Hosta (blue 36")	#1 CONT.
49	HDFG	Pennisetum Alopecuroides 'Haneln'	Haneln Owl Fountain Grass	#2 CONT.
43	KFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#2 CONT.
20	PPCB	Heuchera Micrantha 'Palace Purple'	Palace Purple Coral Bells	#1 CONT.
20	PCF	Echinacea Purpurea 'Magnus'	Purple Coneflower	#1 CONT.
21	RS	Perovskia Atropurpurea	Russian Sage	#2 CONT.
23	SDD	Hemerocallis 'Sally De Oro'	Sally De Oro Daylily (gold 18" Re)	#1 CONT.
4	WLC	Nepeta X Faassenii 'Walker's Low'	Walker's Low Catmint	#1 CONT.
Shrub				
1	AH	Hydrangea Arborescens 'Annabelle'	Annabelle Hydrangea	#5 CONT.
2	CFE	Euconymus Alatus 'Timber Creek'	Chicago Fire Winged Euonymus	3" B&B
3	ESH	Hydrangea Macro 'Bailmer'	Endless Summer Hydrangea	#5 CONT.
64	GLS	Rhus Aromatica 'Gro-low'	Gro-low Fragrant Sumac	#2 CONT.
43	HC	Cocconeaster Lucidus	Hedge Cocconeaster	#5 CONT.
4	JTL	Syringa Reticulata	Japanese Tree Lilac	6" B&B
24	LPS	Spiraea Japonica 'Little Princess'	Little Princess Spiraea	#2 CONT.
7	SMSR	Rosa 'Melrose'	Scarlet Meiland Rose	#2 CONT.
4	TL	Syringa X 'Bullbelle'	Tinkerbell Lilac	#5 CONT.
16	WARW	Weigela Florida 'Alcedina'	Wine & Roses Weigela	#3 CONT.

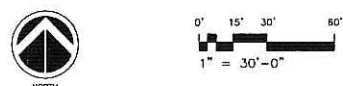
GENERAL NOTES

- A) Areas labeled "Bark Mulch" to receive a mixture of hardwood shredded bark mulch spread to a 3" depth over pre-emergent.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3" wide beds for shrub groupings).
- C) "Edging" to be Valley View Black Diamond Plastic Edging or equivalent.
- D) Areas labeled "Stone Mulch" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Lawn" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Use a nurse cover crop like annual rye grass at 2 lbs. per 1,000 sq. ft. Mulch with blown hay or straw which is mechanically crimped in place.
- F) Areas labeled "Lawn" shall receive a mixture of the following types:
 40% Palmer Ryegrass
 20% Baron Bluegrass
 20% Nassau Bluegrass
 20% Pennlawn Creeping Red Fescue
- G) Areas labeled "Fescue Seed Mix" shall be seeded with OLDS Seed Companies "SURVIVOR MIX" at a rate of 1/2 lb. per 1,000 sq. ft. Use a nurse cover crop like annual rye grass at 2 lbs. per 1,000 sq. ft. Mulch with blown hay or straw which is mechanically crimped in place.
- H) Areas labeled "Meadow Seed Mix" shall be seeded with OLDS Seed Companies "MIDWEST MEADOW MIX" at a rate of 1/2 lb. per 1,000 sq. ft. Use a nurse cover crop like annual rye at 2 lbs. per 1,000 sq. ft. Mulch with blown hay or straw.
- I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3"-4" depth over fabric weed barrier.



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1 LANDSCAPE PLAN
L100 SCALE: 1" = 30'-0"



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REVISION DATES:

ISSUE DATES:

10/20/2005

Construction Documents:

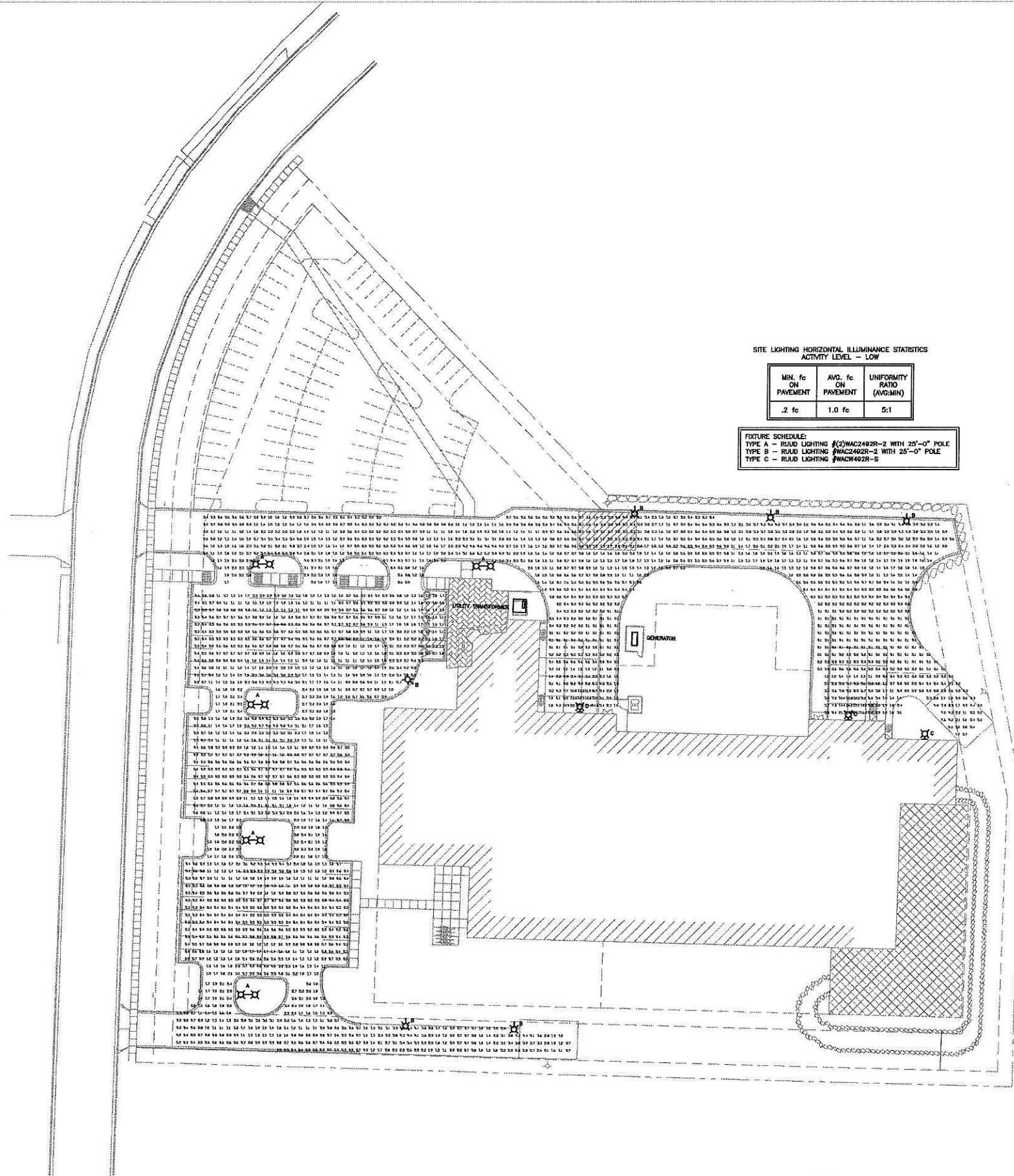
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PROJECT #: 20050480
PLOT DATE: 10/25/2005
SHEET NUMBER

L100

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SITE LIGHTING HORIZONTAL ILLUMINANCE STATISTICS
ACTIVITY LEVEL - LOW

MIN. fc ON PAVEMENT	AVG. fc ON PAVEMENT	UNIFORMITY RATIO (AVG/MIN)
.2 fc	1.0 fc	5:1

FIXTURE SCHEDULE:
 TYPE A - ROAD LIGHTING #C2WAC2482R-2 WITH 25'-0" POLE
 TYPE B - ROAD LIGHTING #WAC2482R-2 WITH 25'-0" POLE
 TYPE C - ROAD LIGHTING #WAC442R-5

1 SITE PLAN - ELECTRICAL
 E100 SCALE: 1" = 30'-0"



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REVISION DATES:

ISSUE DATES:

Design Development Phase:
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PROJECT #: 20050490
 PLOT DATE: 10/25/2005
 SHEET NUMBER

E100

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