

# **glueck architects** LLC

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(608) 251-2550 fax  
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June 30,2008

**TO: Urban Design Commission  
City of Madison**

**RE: Madison Labor Temple  
1602 South Park Street  
Madison, WI**

Attached are revised drawings for adding parking spaces to the existing parking lot at the above mentioned 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.

The major difference between this and the previous submittal is that we are now proposing it as a temporary parking lot. This change is the result of extensive consultation with various city staff members. A temporary lot fits better with the long-term site usage as outlined in the Wingra Creek BUILD plan. The owners 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.

As with the previous submittal, 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.

We have removed the nine spaces in front of the building line, per the guidelines. Also, we have scaled back the landscaping and stormwater detention areas, leaving more room on the remaining portion of the site. 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.

Thanks for your consideration of this project.

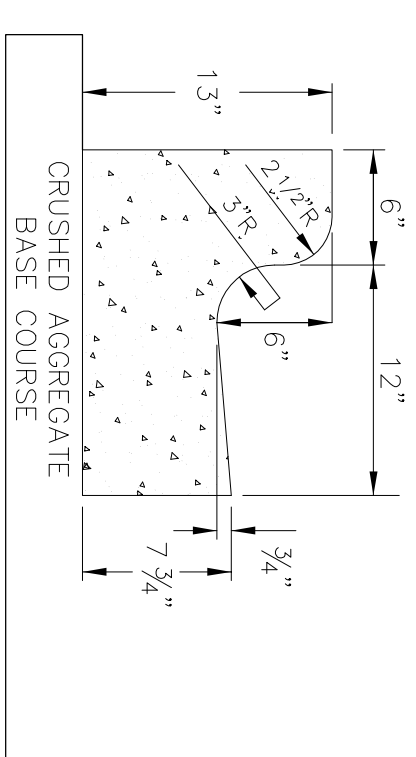
Jim Glueck

Glueck Architects LLC



# PRELIMINARY NOT FOR CONSTRUCTION

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



18" STANDARD CURB

### GENERAL NOTES:

LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINTS SHALL BE PLACED AT THE SAME SPACING AS THE JOINTS IN THE SAME DIMENSIONS AS CURB & GUTTER AT THAT SPACING AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

### SITE AND BUILDING INFORMATION

TOTAL LOT AREA:	3.2 ACRES
BUILDING FOOTPRINT AREA:	12,247.89 sq. ft.
HANDICAPPED ACCESSIBLE PARKING STALLS REQUIRED:	NA
HANDICAPPED ACCESSIBLE PARKING STALLS PROVIDED:	0
PARKING STALLS REQUIRED:	NA
TEMPORARY PARKING STALLS PROVIDED:	49

### 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	
DURR Type of construction (New structures or additions)	
Total square footage of building	
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 office	NA
Capacity of restaurant/piece of assembly	NA
Number of bicycle stalls shown	18
Number of parking stalls:	SHOWN
Small car	0
Large car	49
Accessible	0
Total	49
Number of trees shown: EX. + 5 ADDITIONAL	



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MADISON'S REGISTERED  
DIGGERS IN MADISON  
CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE

Consultant:



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

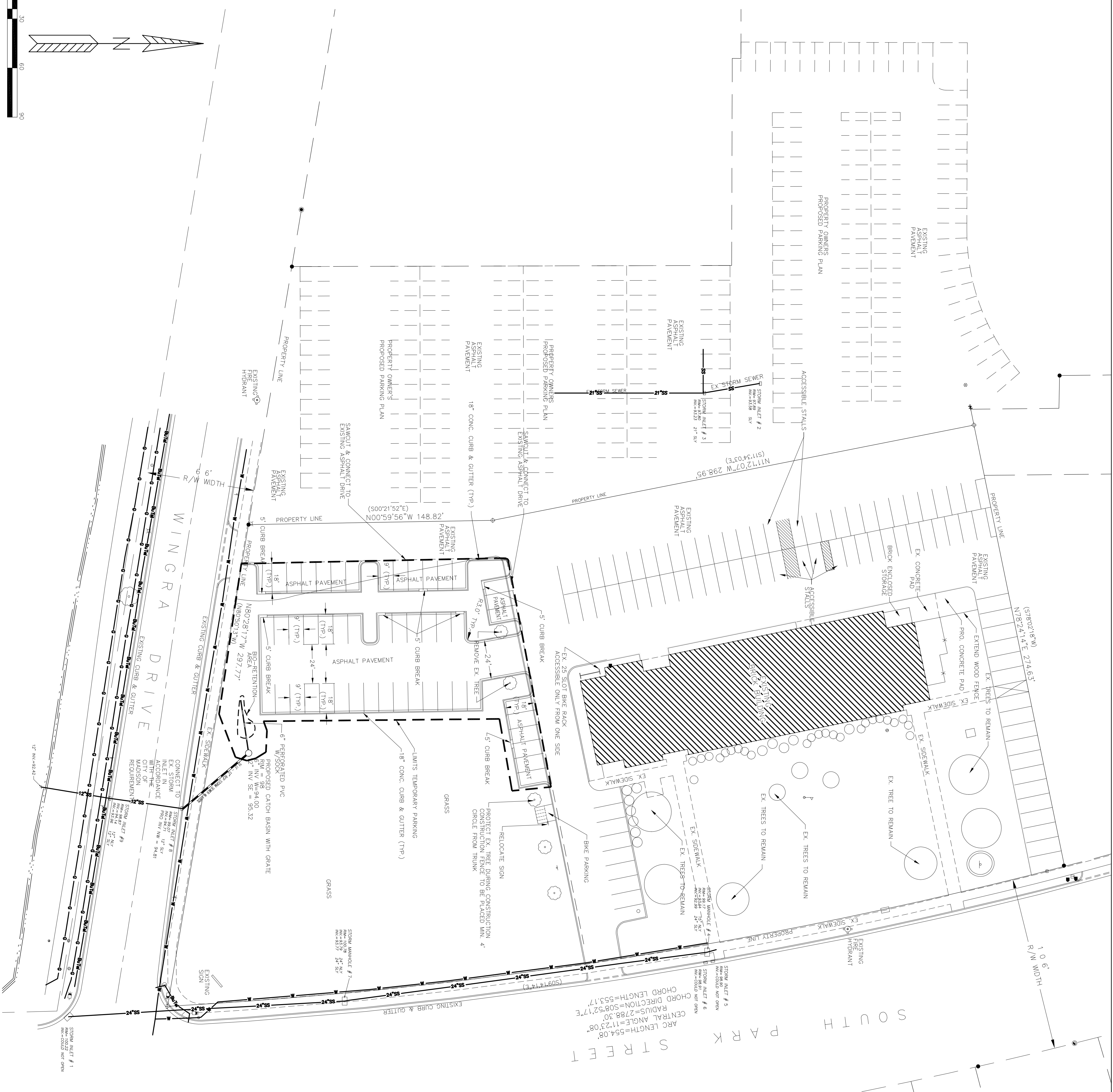
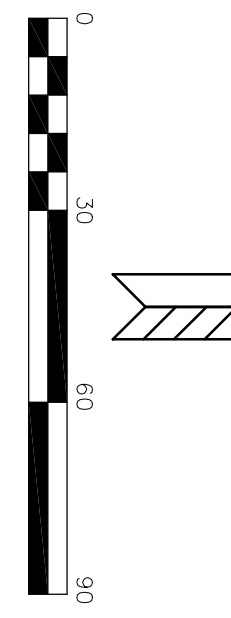
Contents:  
SITE PLAN  
PROJECT TITLE : MADISON LABOR TEMPLE  
PARKING EXPANSION  
PROJECT LOCATION: MADISON, WIS

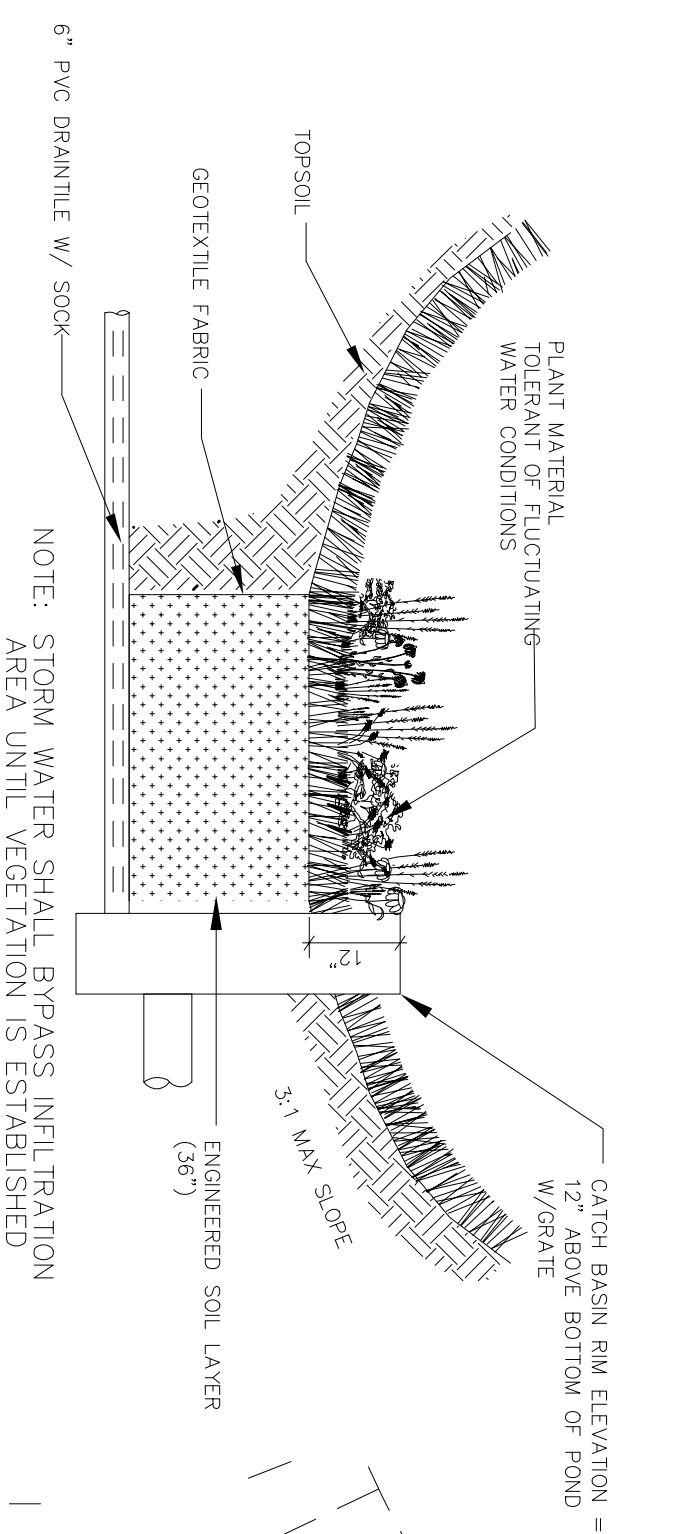
DATE	07/12/07
ADDED RETAINING WALL	06/24/08
REVISED SITE	

REVISION		DATE	
ADDED RETAINING WALL		07/12/07	
REVISED SITE		06/24/08	
DRAWN BY:	GVP		
CHECKED BY:	MMC		
DATE:	01/28/08		
JOB NO.:	6A0808		

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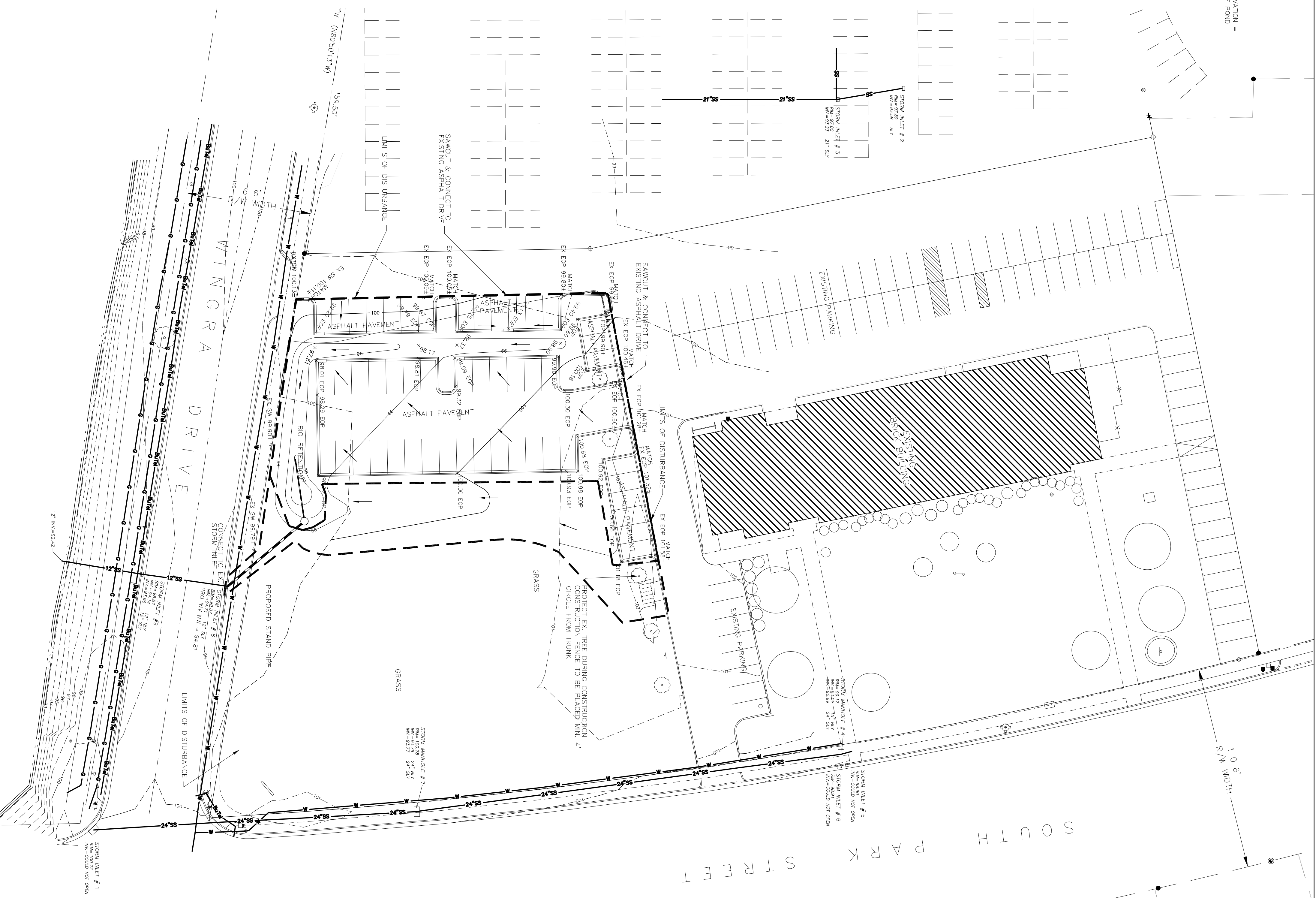
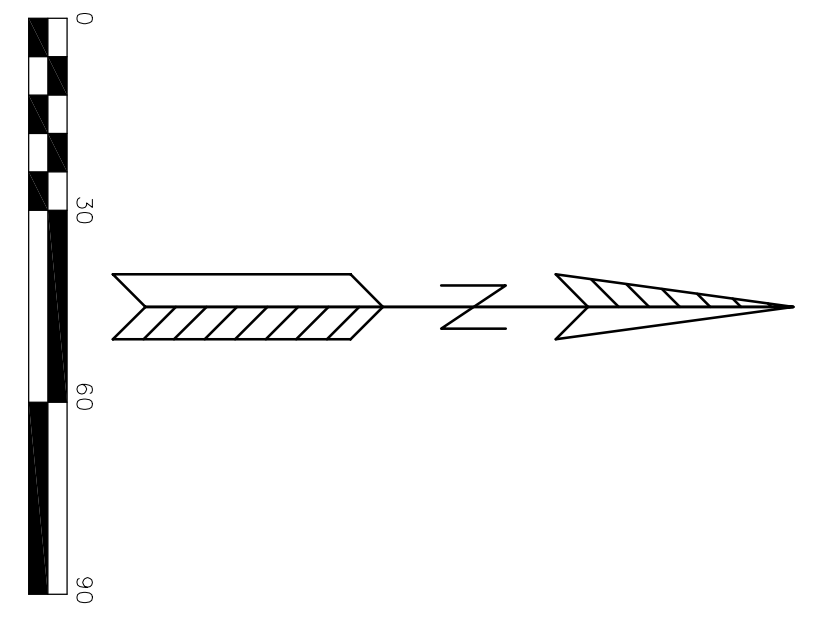
**BIORETENTION AREA**

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 FOOTPRINT COMPARE TO THE CITY OF MADISON STANDARD SPECIFICATIONS.

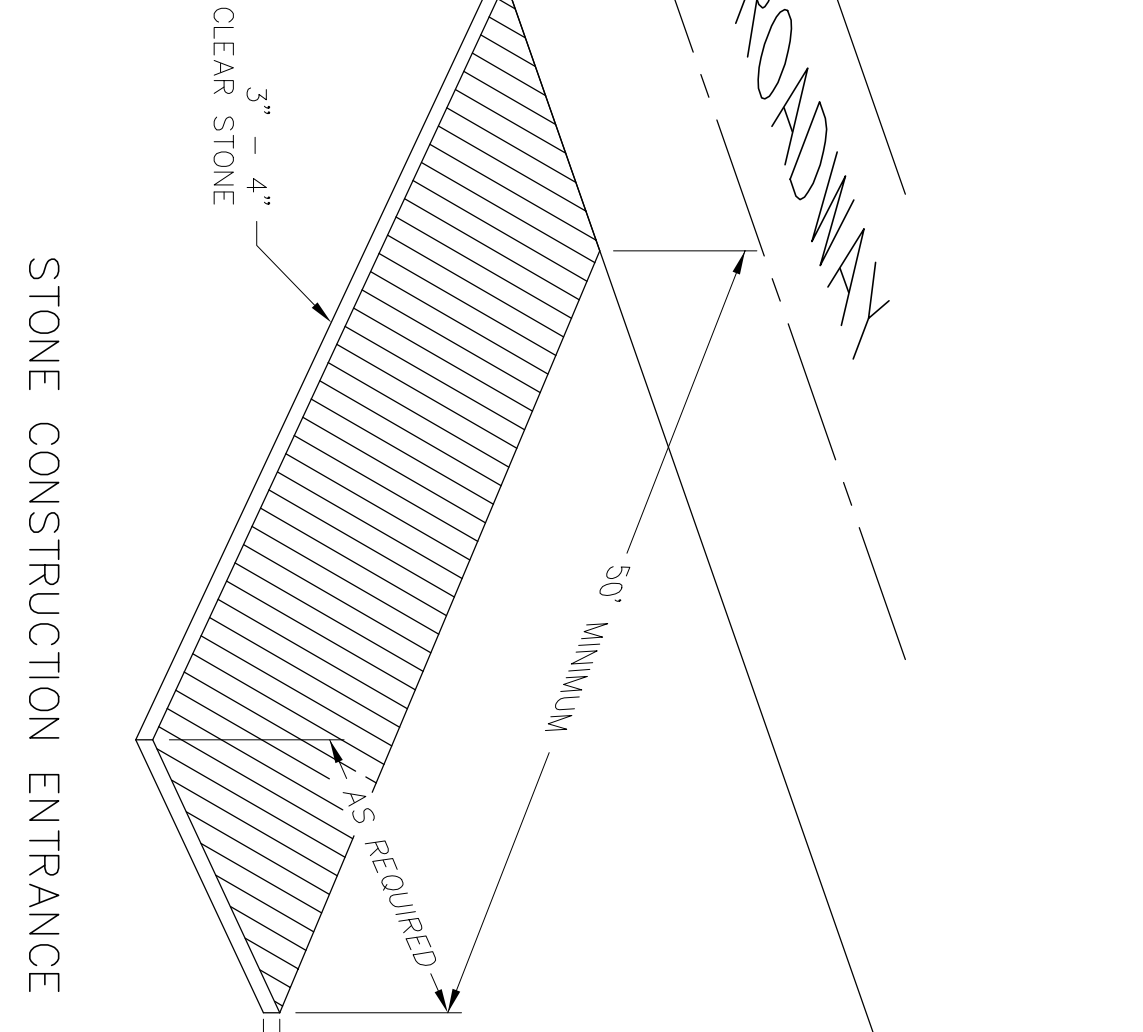
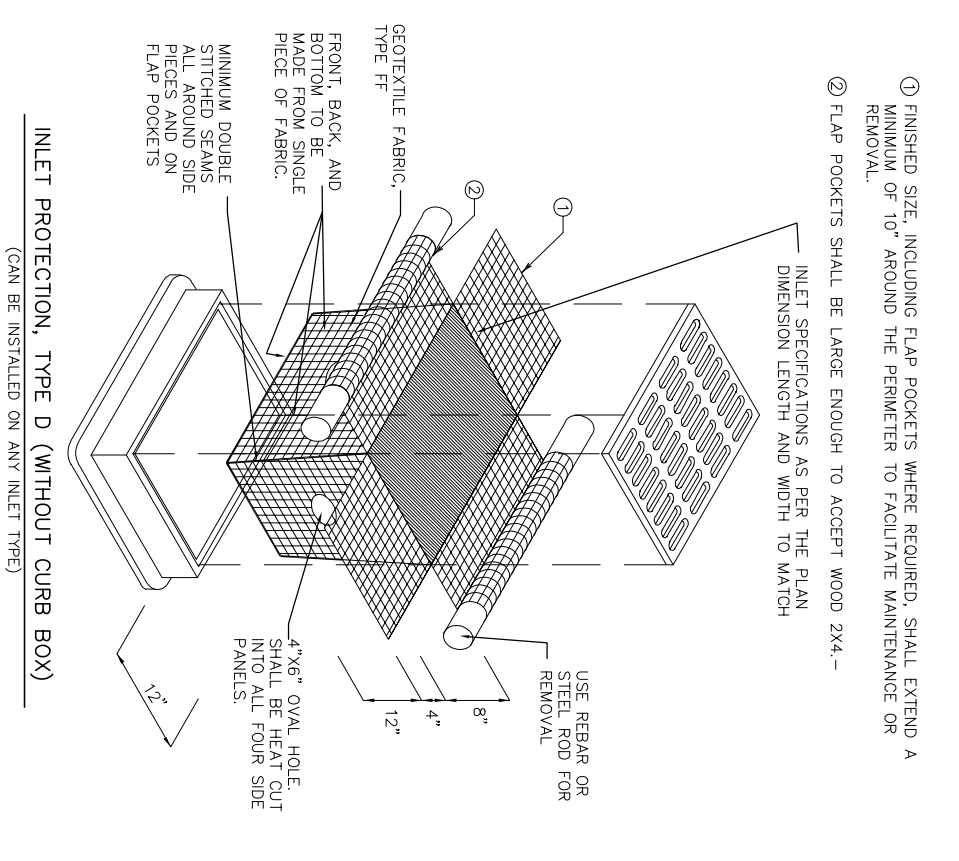
NOTE: CONTRACTOR TO OBTAIN APPROPRIATE STREET OPENING PERMIT PER CITY.

**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 PROTECTION 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 TEMPORARY 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 AS PRACTICAL. SEED MIXTURE 40 (PER SECTION 630 OF D.O.T. SPECIFICATIONS) APPLIED AT A RATE OF 8 POUNDS PER 1000 SQ FT WILL BE USED ON ALL AREAS EXCEPT BIORETENTION AREAS. THE BIORETENTION AND ALL AREAS SHALL BE PLANTED FOR THE CITY OF MADISON SPECIFICATIONS AND ACCORDING TO THE LANDSCAPE PLAN. SEE SHEET L101.
- FERTILIZER SHALL BE PLACED PER A SOIL TEST.



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

LIMITS OF DISTURBANCE = 24,500 SQFT  
 PROPOSED ADDITIONAL IMPERVIOUS = 12,100 SQFT

TO OBTAIN LISTINGS OF PARTICIPATING CONTRACTORS AND SUPPLIERS IN THE MADISON AREA, CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

Consultant:

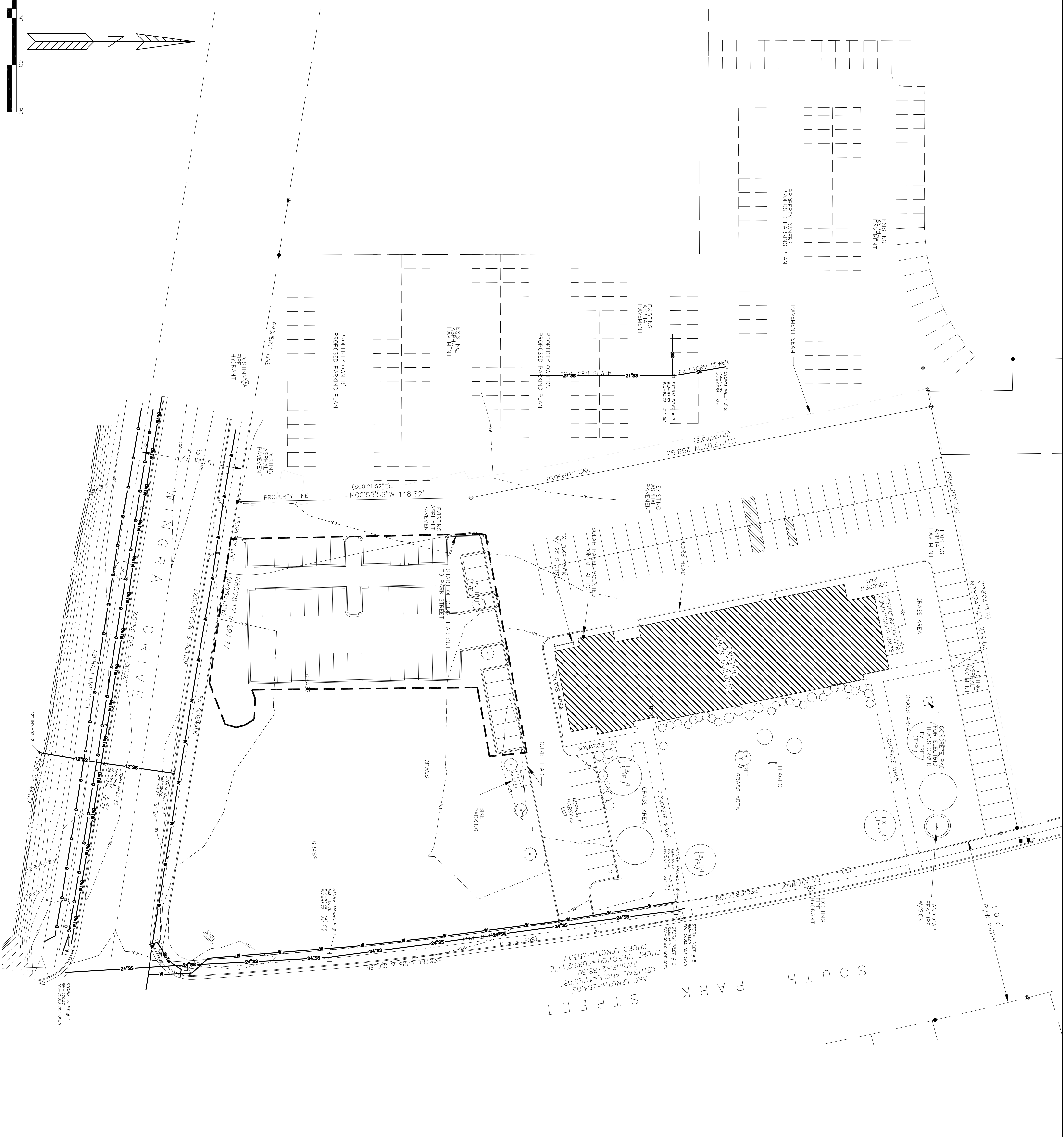
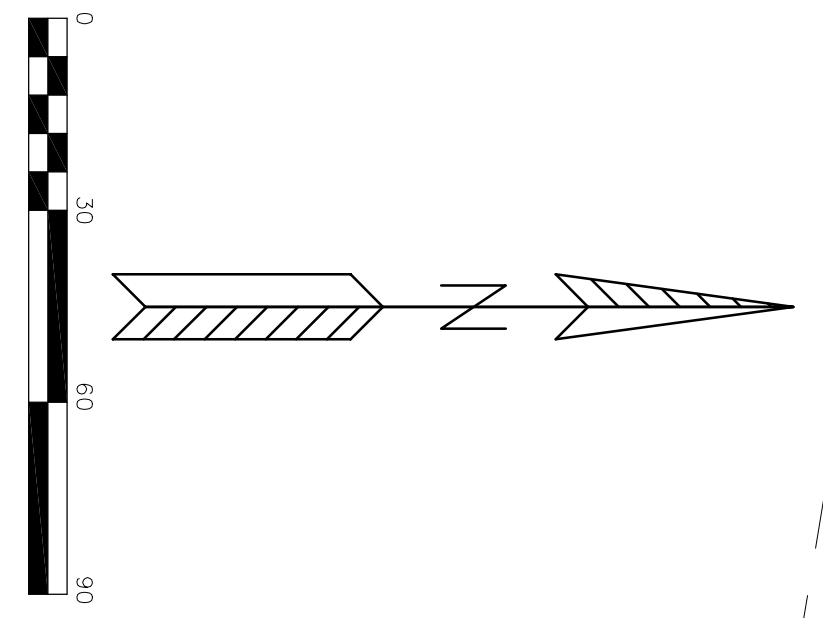
**MAYO CORPORATION**  
 600 Grand Canyon Drive  
 Madison, WI 53719  
 (608)833-0746 (fax)

DATE	07/12/07
ADDED RETAINING WALL	06/24/08
REVISED SITE	
REVISION	
DRAWN BY:	GVP
CHECKED BY:	MMG
DATE:	07/28/08
JOB NO.:	GA0808

Contents:  
 GRADING AND EROSION CONTROL PLAN  
 PROJECT TITLE : MADISON LABOR TEMPLE PARKING EXPANSION  
 PROJECT LOCATION: MADISON, WIS

**C102**

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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 DIGGER'S 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 182.0775 (1974) REQUIRES DIGGER'S HOTLINE BE CALLED WITH THREE DAYS PRIOR NOTICE AT 1-800-242-8511.

TO OBTAIN LOCATION OF UNDERGROUND UTILITIES CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

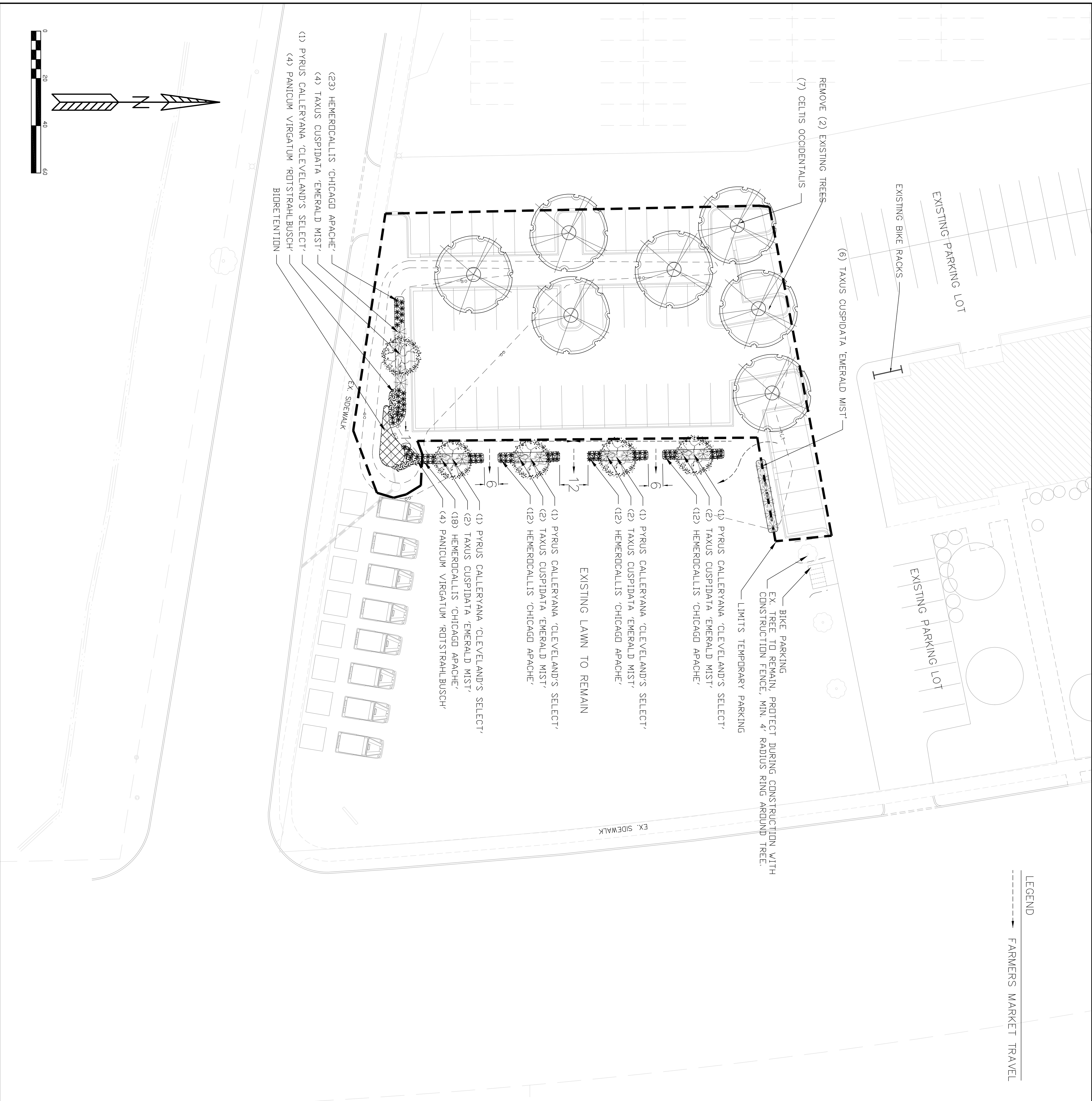
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ADDED RETAINING WALL	07/12/07

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

Consultant:  
**MAYO CORPORATION**  
 600 Grand Canyon Drive  
 Madison, WI 53719  
 829-1510 (cell)  
 (608)833-0746 (fax)

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**C100**



LEGEND  
 FARMERS MARKET TRAVEL

**LANDSCAPE WORKSHEET**

1. NUMBER OF TREES REQUIRED ..... 49  
 2. NUMBER OF PLANTING STALS REQUIRED ..... 4  
 3. TOTAL SQ. FT. OF STORAGE AREA ..... 0  
 4. NUMBER OF CANOPY TREES REQUIRED (>2" CAL.) ..... 4  
 5. NUMBER OF LANDSCAPE POINTS REQUIRED ..... 233.5  
 6. NUMBER OF POINTS REQUIRED (PARKING STALS) ..... 233.5  
 7. NUMBER OF POINTS REQUIRED (LOADING AREAS) ..... 0  
 8. TOTAL NUMBER OF POINTS REQUIRED ..... 233.5

**LANDSCAPE PLANT SCHEDULE**

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	POINTS
7	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" cal.	BBB	SINGLE STEM	3.0 @ 35 = 105
5	PYRUS CALLERYANA 'CLEVELAND'S SELECT'	CLEVELAND SELECT CALLERY PEAR	1.5" cal.	BBB	SINGLE STEM	5.0 @ 15 = 75
18	TAXUS CUSPIDATA 'EMERALD MIST'	EMERALD MIST SPREADING YEW	2 GAL.	CONT.		18 @ 3 = 54
77	HEMEROCALLIS 'CHICAGO APACHE'	CHICAGO APACHE DAYLILY	1/2 GAL. POT			
8	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	ROTSTRAHLBUSCH SWITCH GRASS	1/2 GAL. POT			
<b>BIOLOGICAL PLANT SCHEDULE</b>						
10	ANDROPOGON GERARDII	BIG BLUESTEM	4"	DEP RUG		
10	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER	4"	DEP RUG		
15	CAREX FRANKI	BIRNLEY CATTAIL SEDGE	4"	DEP RUG	PLANT AROUND EDGES	
13	CAREX URBIA	BOTTLEBRUSH SEDGE	4"	DEP RUG	PLANT AROUND EDGES	
15	CAREX SPARGANNOIDES V. CEPHALODEA	ROUGH CLUSTERED SEDGE	4"	DEP RUG	PLANT AROUND EDGES	
5	ERNANDIS VULCOFOLIUM	RATTLESNAKE MASTER	4"	DEP RUG		
5	FLUPENDULA RUBRA	QUEEN OF THE PRAIRIE	4"	DEP RUG		
10	LIATRIS SPICATA	MARSH BLAZINGSTAR	4"	DEP RUG		
10	MONARDA FISTULOSA	WILD BERGAMOT	4"	DEP RUG		
10	RATIBIDA PINNATA	YELLOW CONEFLOWER	4"	DEP RUG	PLANT AROUND EDGES	
10	RUBECOLA HIRTA	BLACK-EYED SUSAN	4"	DEP RUG	PLANT AROUND EDGES	
10	SOLIDAGO RIGIDA	STIFF GOLDENROD	4"	DEP RUG		
15	SORGHASTRUM NUTANS	INDIAN GRASS	4"	DEP RUG		
15	ZIZA AMBA	GOLDEN ALEXANDERS	4"	DEP RUG	PLANT AROUND EDGES	
<b>TOTAL POINTS</b>						234

- LANDSCAPE NOTES**
1. ALL SHADE TREES TO RECEIVE 6" DIA. SHREDED BARK MULCH RING (NO DYES). BACKFILL TREE PIT W/ 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-EMERGENT (PREEN) EARLY EACH SPRING.
  5. AREA TO BE SEEDED WITH PRAIRIE SHALL BE SEEDED WITH JFNEW'S STORMWATER SEED MIX AT A RATE OF 36 lbs/Acre. DIVERT WATER FROM AREA SEEDED WITH PRAIRIE UNTIL VEGETATION IS ESTABLISHED.
  6. BIORETENTION PLANTS SHALL BE PLANTED 1' O.C.

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

DATE: 02.18.08  
 06.24.08

REVISION:  
 UDC-ADD CORLYUS & GYMNOCLADUS  
 REVISE PER UDC

Drawn By: SCL  
 Checked By: SCL  
 Date: 06/24/08  
 Job No.: GA0807

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