

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

AGENDA ITEM # _____

Project # _____

Legistar # 19952

DATE SUBMITTED: <u>7.27.11</u>	Action Requested
UDC MEETING DATE: <u>8.03.11</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 677 SOUTH SEGOEL ROAD

ALDERMANIC DISTRICT: 20 - MATI FAIR

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

TJS VENTURES, LLC

JOHN BIENO - TJK DESIGN BUILD

5201 EAST TERRACE DRIVE SUITE 335

634 WEST MAIN STREET

MADISON, WI 53718

MADISON, WI 53703

CONTACT PERSON: JOHN BIENO - TJK DESIGN BUILD

Address: 634 WEST MAIN STREET

MADISON, WI 53703

Phone: 608 257 1090

Fax: 608 257 1092

E-mail address: JJBIENO@TJKDESIGNBUILD.COM

10:27 am



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.

PROPOSED FACILITY FOR:

TJS VENTURES, LLC

611 SOUTH SEGOE ROAD
CITY OF MADISON, WISCONSIN

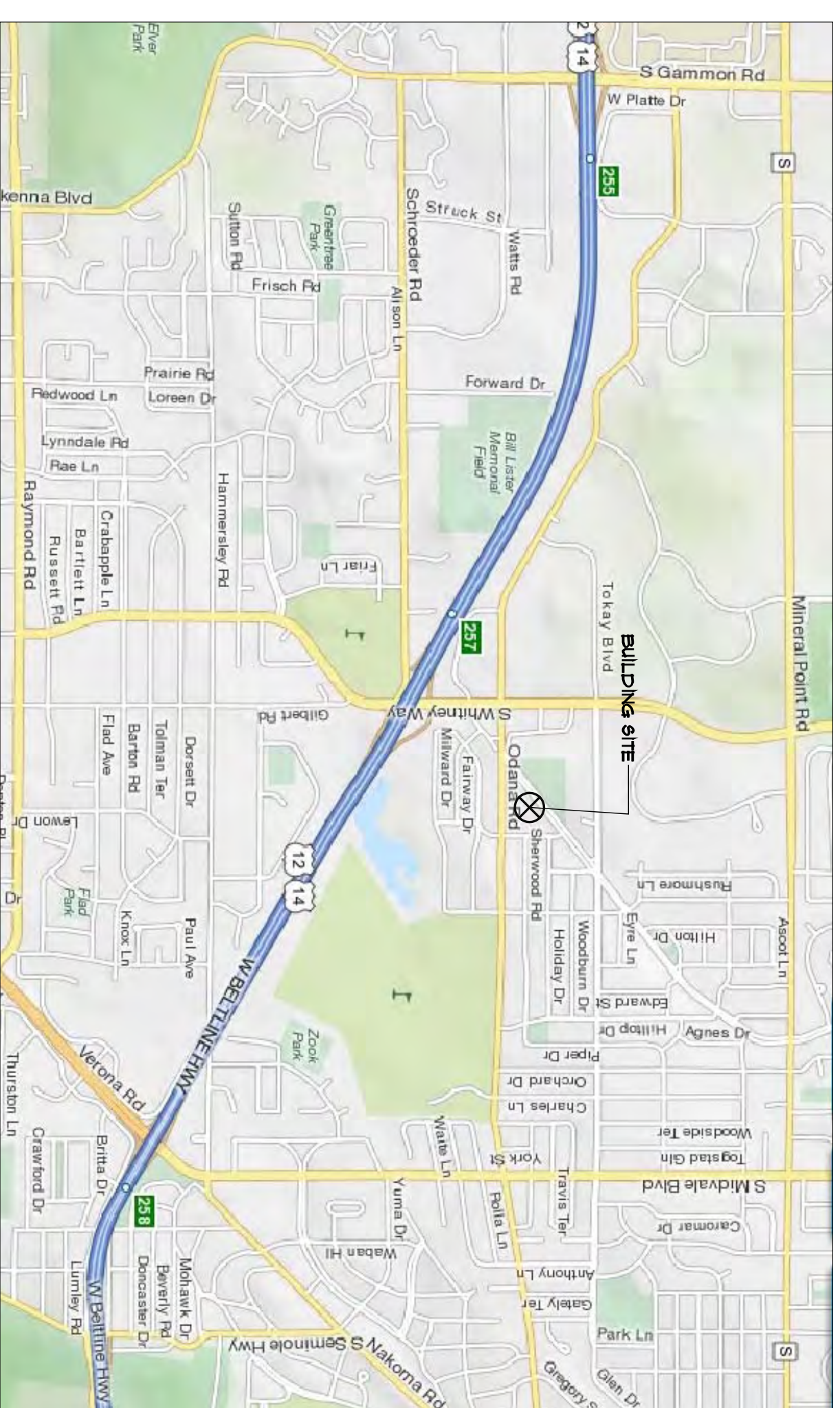
TK Design Build

634 West Main Street
Madison, WI 53703

DESIGNBUILD 608-257-1090 FAX 608-257-1092

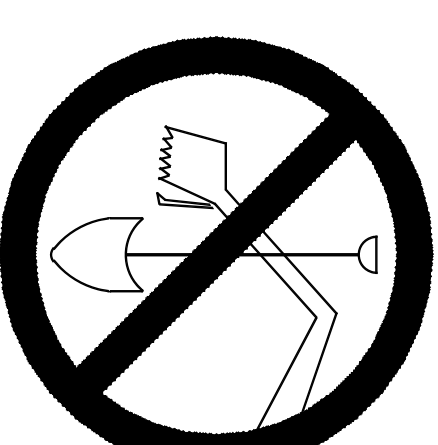
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SITE LOCATION MAP

TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN



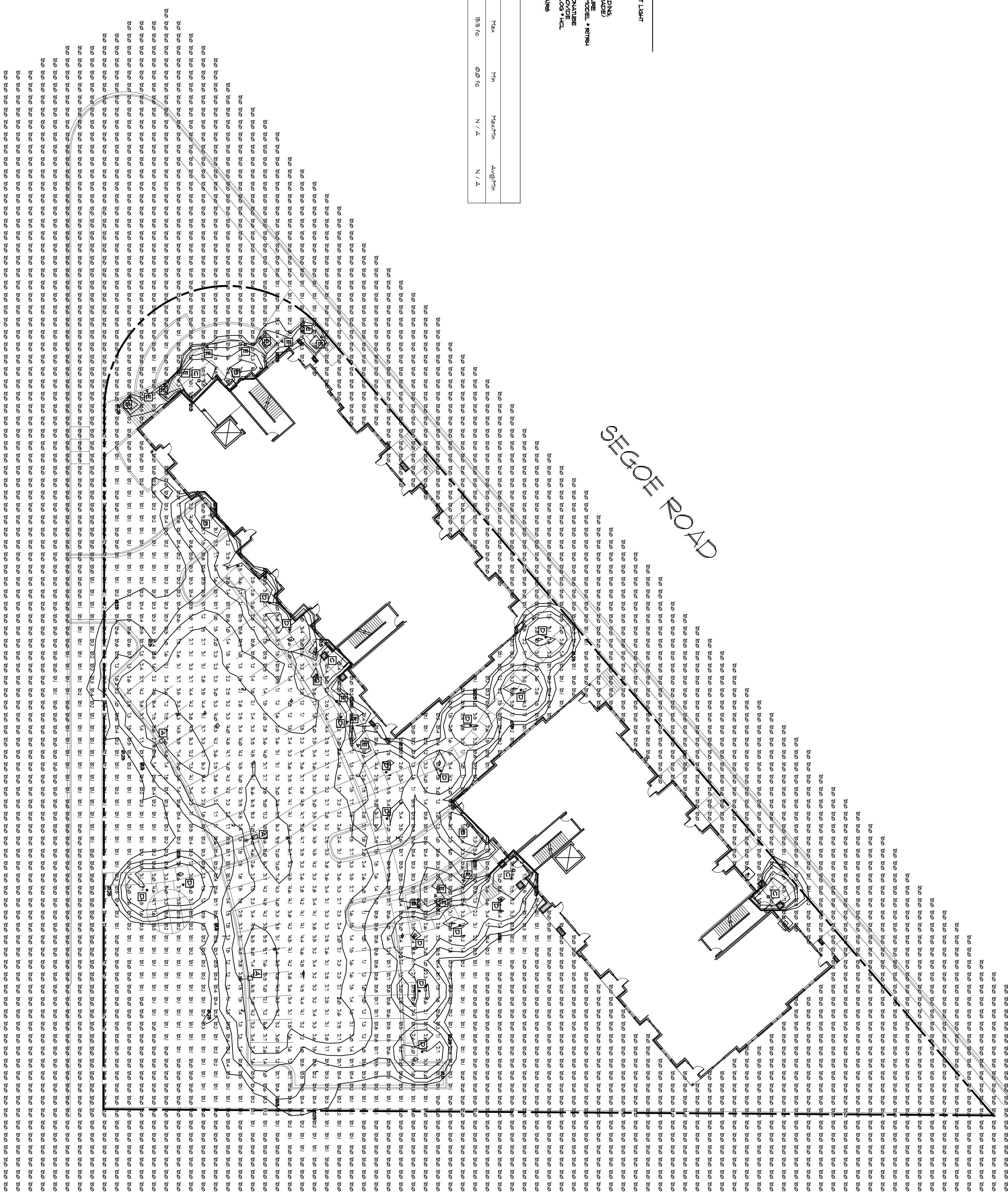
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 82.075(1914)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

PROPOSED FACILITY FOR:
TJS VENTURES, LLC

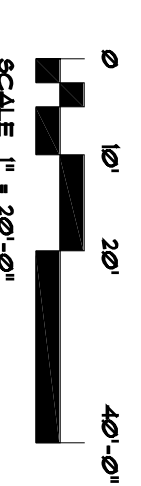
- LIGHT FIXTURE KEY**
- ☐ ROAD LIGHTING IN DRIVE LEAD PARKING LOT LIGHT
 - ☐ 60" X 8" POLE ON 3.40' CONC BASE
 - ☐ HOBAS ALUMINUM
 - ☐ (8'-0" ABOVE GROUND)
 - ☐ ROAD LIGHTING WITH DEEP SHIELDING
 - ☐ ROAD CATALOG BEATCH (3'-0" FROM GROUND)
 - ☐ ROAD LIGHTING RECEIVED CAN LIGHT FIXTURE
 - ☐ (0'-4" FROM GROUND) (3'-0" FROM DRIVE) • R1PM1
 - ☐ ROAD LIGHTING ON CONCRETE ROASTER
 - ☐ LOWERS AT ALL POLLARS ROAD CATALOG #141
 - ☐ RECEIVED LIGHT AT STE RAMP AND STAIRS

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone %	+	05.7c	15.9c	00.7c	N/A	N/A

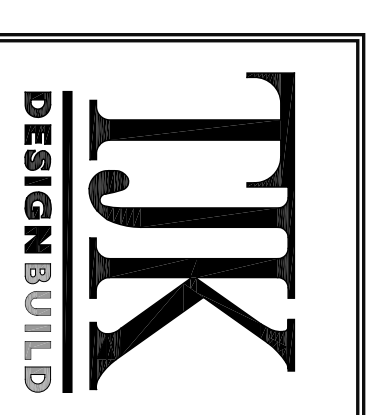


PHOTOMETRIC PLAN



ODANA ROAD

SEGOE ROAD



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Madison, WI 53703
608-257-1090
FAX 608-257-1092

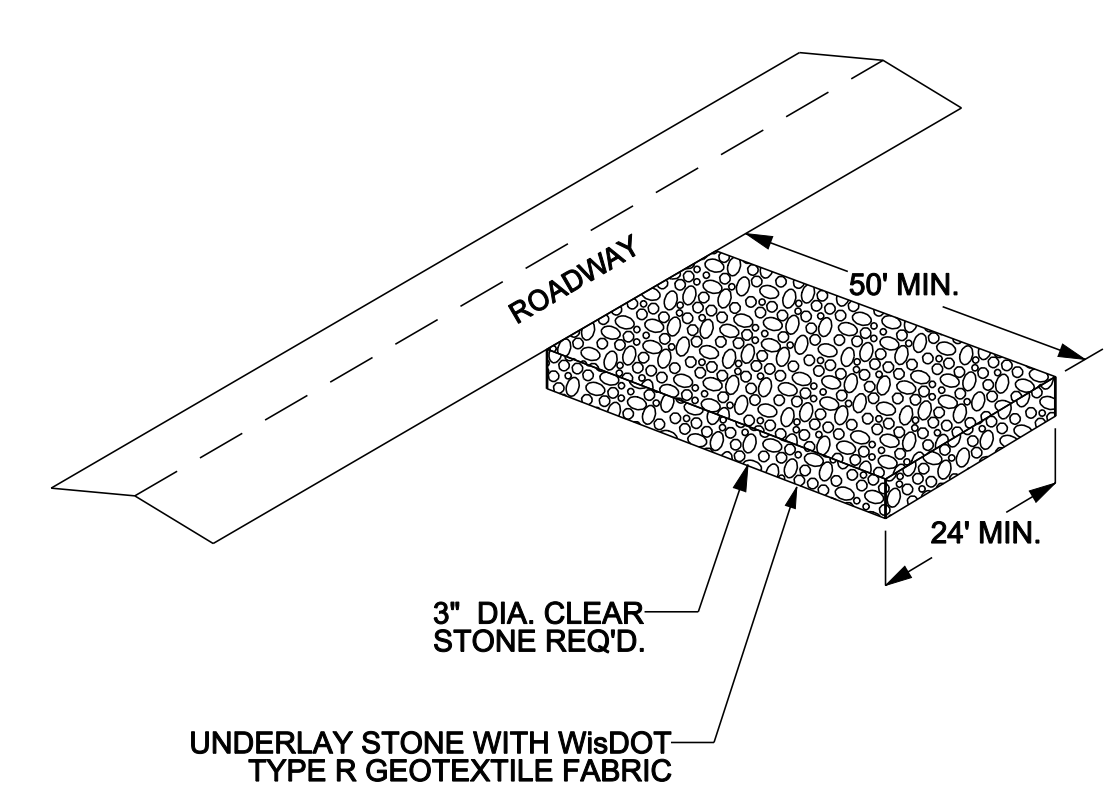
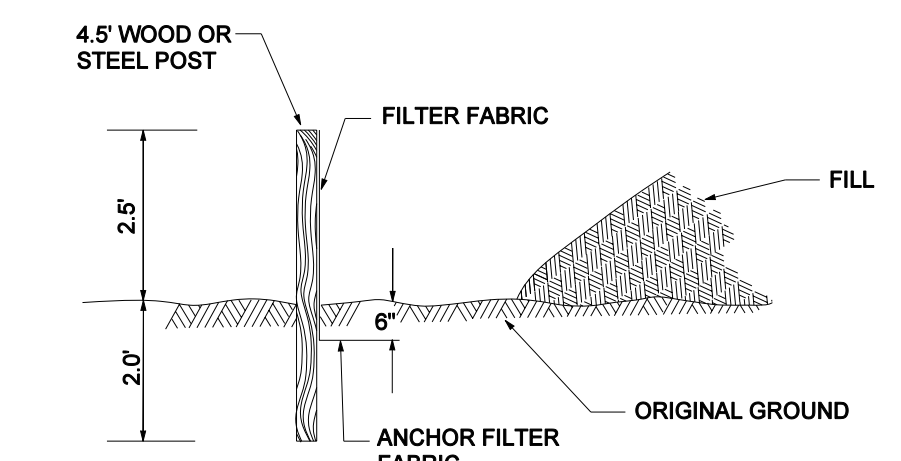
REV DATE
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PROPOSED FACILITY FOR:
SEGOE ROAD DEVELOPMENT

671 SOUTH SEGOE ROAD
MADISON, WISCONSIN

C-16
07.12.11



EROSION CONTROL NOTES

1. Material shall be imported and exported on trucks that do not leave the existing pavement. Once the need arises for trucks to traverse disturbed soil, a stone tracking pad shall be installed using 3" clear stone at a length and width that fits site conditions and maximizes length. Pad thickness shall be 1". All dirt and debris tracked onto public streets shall be cleaned and swept at the end of each work day. Hydraulic flushing is prohibited.
2. All disturbed areas to be restored with 6" of topsoil, seed, fertilizer and mulch. All seeded areas shall be maintained and repaired by the contractor until grasses are completely established.
3. Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures shown on the approved plan shall be the minimum precautions that will be allowed. If determined during construction, the City will require additional measure to be installed to prevent sediment from leaving the site.
4. The Contractor is responsible for recognizing and correcting erosion problems that are a result of construction activities. Inspections shall be carried out weekly and after every 0.5" rainfall. All necessary repairs must be completed within 24 hours of notification.
5. The application rates for WDOT Mix 40 shall be 3.5 lbs per 1000 sf. Scott's Starter fertilizer, approved for use in Dane County, shall be applied at the manufacturer's recommendation. Mulch shall be uniformly spread to a loose depth of 1"-2". Mulch shall be pinched into the soil a minimum depth of 2" using a mulch tiller while traveling on the contour.
6. Silt fence shall be placed at the start of construction, including exterior building demolition.

**SITE GRADING AND
EROSION CONTROL PLAN**

0 10' 20' 40'-0"

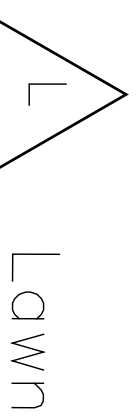
SCALE 1" = 20'-0"

FN: 10-05-132 DATE: 07-12-11

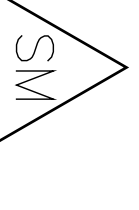
D'ONOFILIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOU'VE NATURAL RESOURCE FOR LAND DEVELOPMENT

PLANT SCHEDULE AND LEGEND

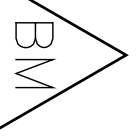
Key	Botanical Name	Common Name	Qty	Planting Size	Root Spec	Spacing	Comments
Major Deciduous Trees							
AR	Acer rubrum 'Red Sunset'	Red Sunset Maple	5	2-2 1/2" cal	B&B	As shown	Straight leader
BN	Betula nigra 'Heritage'	Heritage River Birch	3	1 1/2-2" cal	B&B	As shown	multi-stem
CJ	Cercidiphyllum japonicum	Katsurtree	3	2-2 1/2" cal	B&B	As shown	multi-stem
PA	Platanus x acerifolia 'Columbia'	Columbia London Planetree	3	2-2 1/2" cal	B&B	As shown	multi-stem
QF	Quercus robur 'Fastigiata'	Columnar English Oak	5	2-2 1/2" cal	B&B	As shown	multi-stem
QR	Quercus rubra	Red Oak	6	2-2 1/2" cal	B&B	As shown	Straight leader
Minor Deciduous Trees							
AG	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10	1 1/2-2" cal	B&B	As shown	Multi-stem, matched full plants
AP	Acer pensylvanicum	Striped Maple	3	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
CC	Cercis canadensis (northern strain)	Eastern Redbud	4	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
CM	Cornus mas 'Golden Glory'	Golden Corneliancherry Dogwood	3	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
PP	Parrotia persica	Persian Ironwood	2	1 1/2-2" cal	B&B	As shown	Multi-stem, full plants
Evergreen Trees							
AB	Abies concolor	White Fir	3	3' HT min	B&B	As shown	Straight leader
JV	Juniperus virginiana	Eastern Redcedar	4	3' HT min	B&B	As shown	multi-stem
PS	Pinus strobus	White Pine	3	3' HT min	B&B	As shown	multi-stem
TC	Tsuga canadensis	Eastern Hemlock	5	3' HT min	B&B	As shown	multi-stem
Evergreen Shrubs							
BMW	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	71	18" HT min	B&B	As shown	Full plants, matched
TMT	Toxus x media 'Tauntonii'	Taunton Yew	66	18" HT min	B&B	As shown	Full plants, matched
VR	Viburnum rhytidophyllum	Leatherleaf Viburnum	21	18" HT min	B&B	As shown	Full plants, matched
Deciduous Shrubs							
APV	Aesculus parviflora	Bottlebrush Buckeye	4	18" HT min	CONT	As shown	Full, matched plants
CJP	Calicarpa japonica	Japanese Beautyberry	14	18" HT min	CONT	As shown	Full, matched plants
CS	Cornus sericea 'Kelsey'	Kelsey Redtwig Dogwood	17	18" HT min	CONT	As shown	Full, matched plants
CA	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	14	18" HT min	CONT	As shown	Full, matched plants
FG	Fothergilla gardenii	Dwarf Fothergilla	57	18" HT min	CONT	As shown	Full, matched plants
IV	Itea virginica 'Little Henry'	Little Henry Sweetspire	16	18" HT min	CONT	As shown	Full, matched plants
PO	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	6	18" HT min	CONT	As shown	Full, matched plants
VJ	Viburnum x juddii	Judd Viburnum	14	18" HT min	CONT	As shown	Full, matched plants
Grasses and Groundcovers							
ef	Euonymus fortunei	Wintercreeper Euonymus	12	1 GAL	CONT	As shown	Full plants
hos	Hosta spp	Hosta	82	4"	CONT	36" o.c.	Full plants
ls	Liriope spicata	Liriope	180	4"	CONT	12" o.c.	Full plants
pt	Pachysandra terminalis	Japanese Pachysandra	90	4"	CONT	12" o.c.	Full plants
ss	Scizachyrium scoparium	Little Bluestem (grass)	257	4"	CONT	24" o.c.	Full plants
sh	Sporobolus heterolepis	Prairie Dropseed (grass)	142	4"	CONT	24" o.c.	Full plants



Lawn



Stone Mulch



Shredded Bark Mulch at all planting beds & shrub masses unless otherwise noted

RAIN GARDEN SPECIES

Botanical Name	Common Name	Qty
Seed Mix to be determined upon receipt of soil analysis		

LANDSCAPE WORKSHEET

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points).

Number of Parking Stalls _____ **34**

Total Square Footage of the Storage Area _____
Divided by Three Hundred (300) Square Feet _____ **NA**

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) _____
(See Schedule on reverse side) _____ **3**

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth. _____ **75**
(See Schedule on reverse side)

Number of Points Required (See Schedule on reverse side) _____ **239**

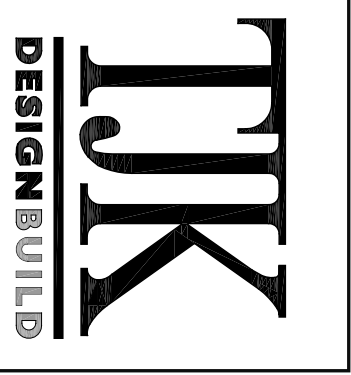
Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS		POINTS
			ACHIEVED	QUANTITY	
Canopy Tree: 2" - 2 1/2"	35	10	350		
Deciduous Shrub	2	21	42		
Evergreen Shrub	3	15	45		
Decorative Wall or Fence (per 10 L.F.)	5				
Barth Berm (per 10 L.F.)	5				
Avg. Height 30"	2				
Avg. Height 15"					
Evergreen Trees 3' height minimum	15	7	105		
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	4	60		
		Sub Totals	602	+	
		TOTAL	602	=	602

*Trees required in Part I above, are not to be included in the point count.

Total No. of Points Provided (Equal to or greater than points required)



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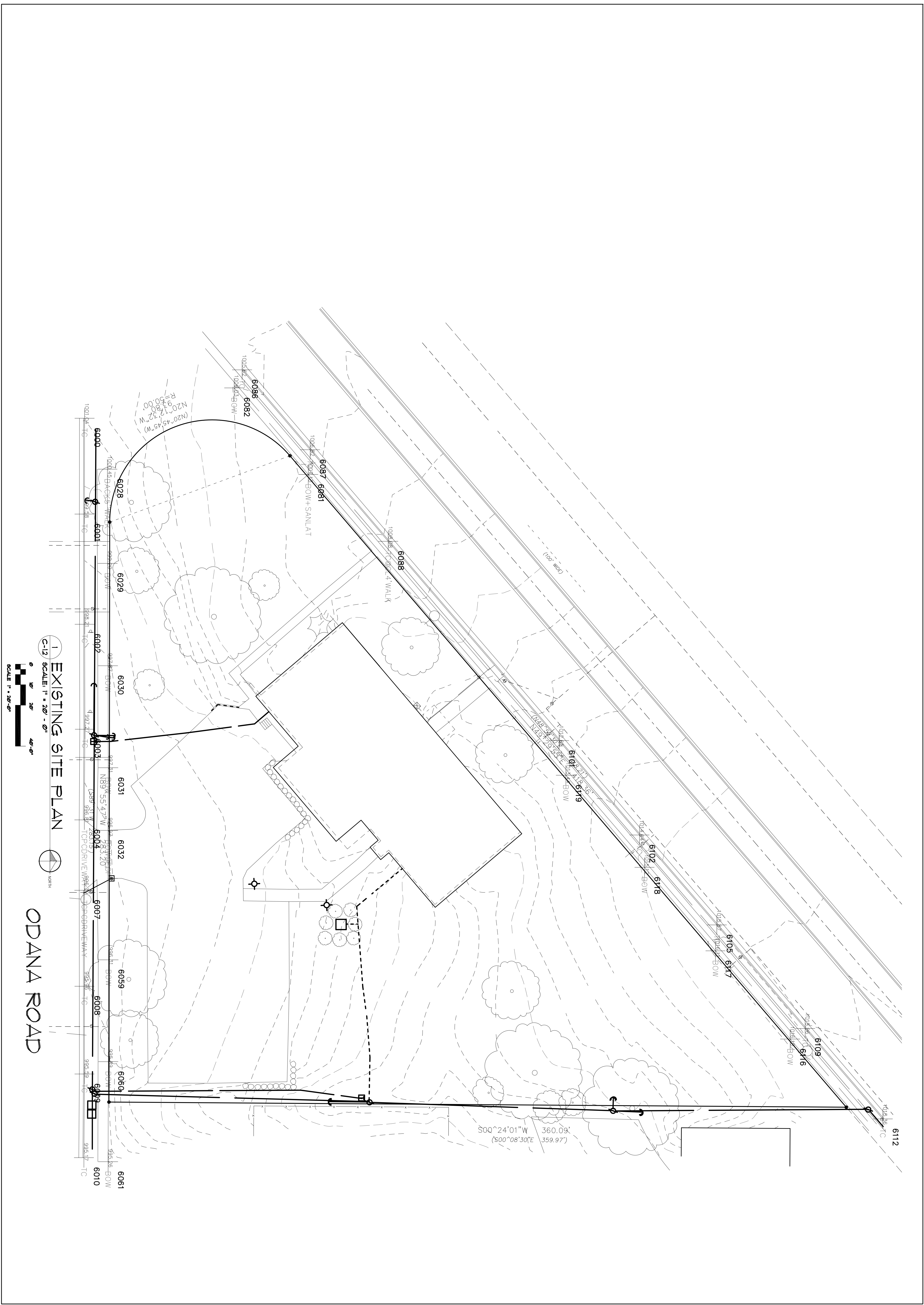
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PROPOSED FACILITY FOR:
SEGOE ROAD DEVELOPMENT

677 SOUTH SEGOE ROAD
MADISON, WISCONSIN

C-13B
07.27.11



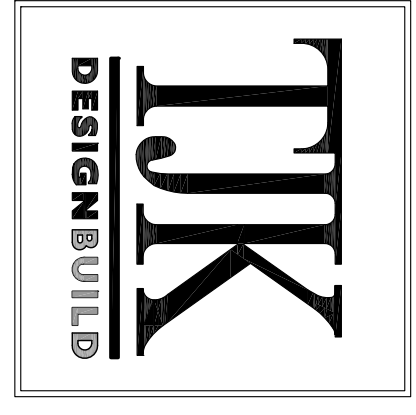
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 02.23.11

PROPOSED FACILITY FOR:
 SEGOE ROAD
 DEVELOPMENT
 611 SOUTH SEGOE ROAD
 MADISON, WISCONSIN

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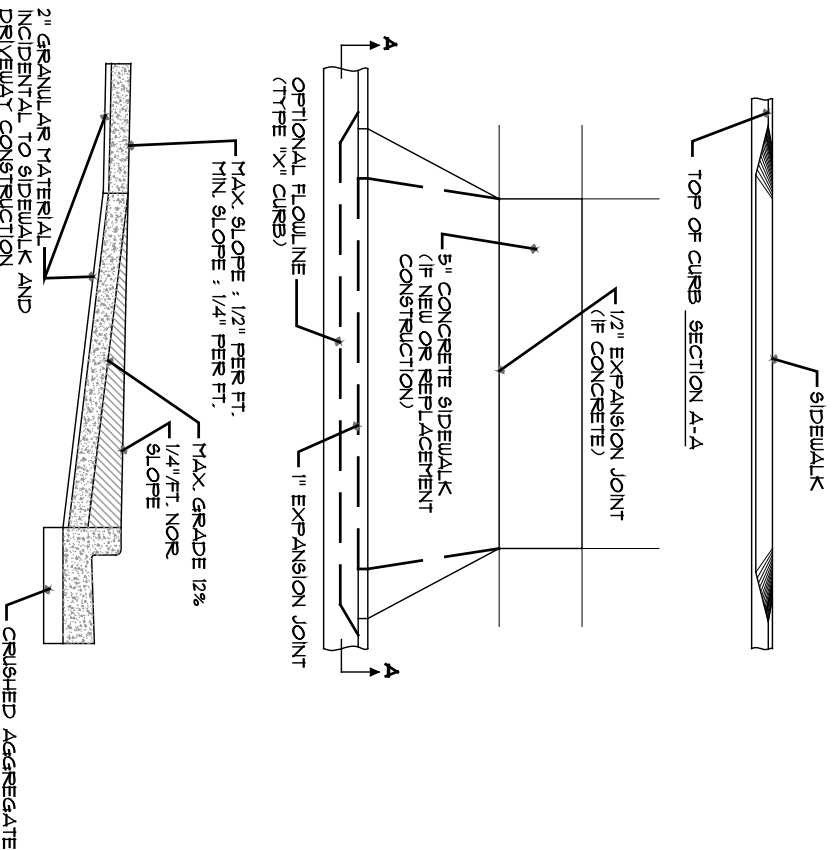


GENERAL NOTES:

1. ALL PAINT STRIPING SHALL BE 4" WIDE WHITE
2. 1/2" CURB GIRTS AND RAVERS PER ADA REG. 41 MAX. SLOPE TO BE 1:12. MIN. WIDTH TO BE 36". THICKNESS DOTTED AREA TO BE INSTALLED ON EACH SIDE. DIVIDED FROM SURFACE RILL WITH 1/2" RADIUS OF CURB. SEE DETAIL FOR RILL
3. AT CURB OR CENTER OF PROPERTY LINE CONCRETE WALL, FACE OF BUILDING FINISH IS 3" SURFACE COURSE ON 9" COMPACTED STONE BASE (APPROPRIATE ASPHALTIC AREA: XXX SQ FT)
4. ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6" MAX. WITH WESTERN FINISH 5" THICK W/IF (AREA OF SIDEWALKS: XXX SQ FT)
5. WATER SERVICE MATERIAL SHALL BE 2" COPPER
6. SEWER AND WATER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION
7. DRIVEWAY APPROX CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON STANDARDS
8. EXISTING UNDERPAVEMENT SHALL BE MARKED AND 10' SPACES GREATER THAN 31" SHALL BE LINED WITH EROSION MATTING
9. TRAPPED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY OF MADISON
10. ACCESSIBLE SIGNAGE AT THE HEAD OF STALLS SHALL BE A MINIMUM OF 60" NOTICES BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND

LIGHT FIXTURE KEY

- A RAIL 2800H HI SHALE HEAD PARKING LOT LIGHT ON 8" X 8" POLE ON 3'-0" CONC. BASE (10'-0" ABOVE GRADE)
- B RAIL 2800H HI SHALE HEAD PARKING LOT LIGHT ON 8" X 8" POLE ON 3'-0" CONC. BASE (10'-0" ABOVE GRADE)
- C RAIL 2800H HI SHALE HEAD PARKING LOT LIGHT ON 8" X 8" POLE ON 3'-0" CONC. BASE (10'-0" ABOVE GRADE)
- D RAIL 2800H HI SHALE HEAD PARKING LOT LIGHT ON 8" X 8" POLE ON 3'-0" CONC. BASE (10'-0" ABOVE GRADE)
- E RECESSED LIGHT AT SITE RAVERS AND STAIRS



2 DRIVEWAY APPROACH
SCALE: N12.5

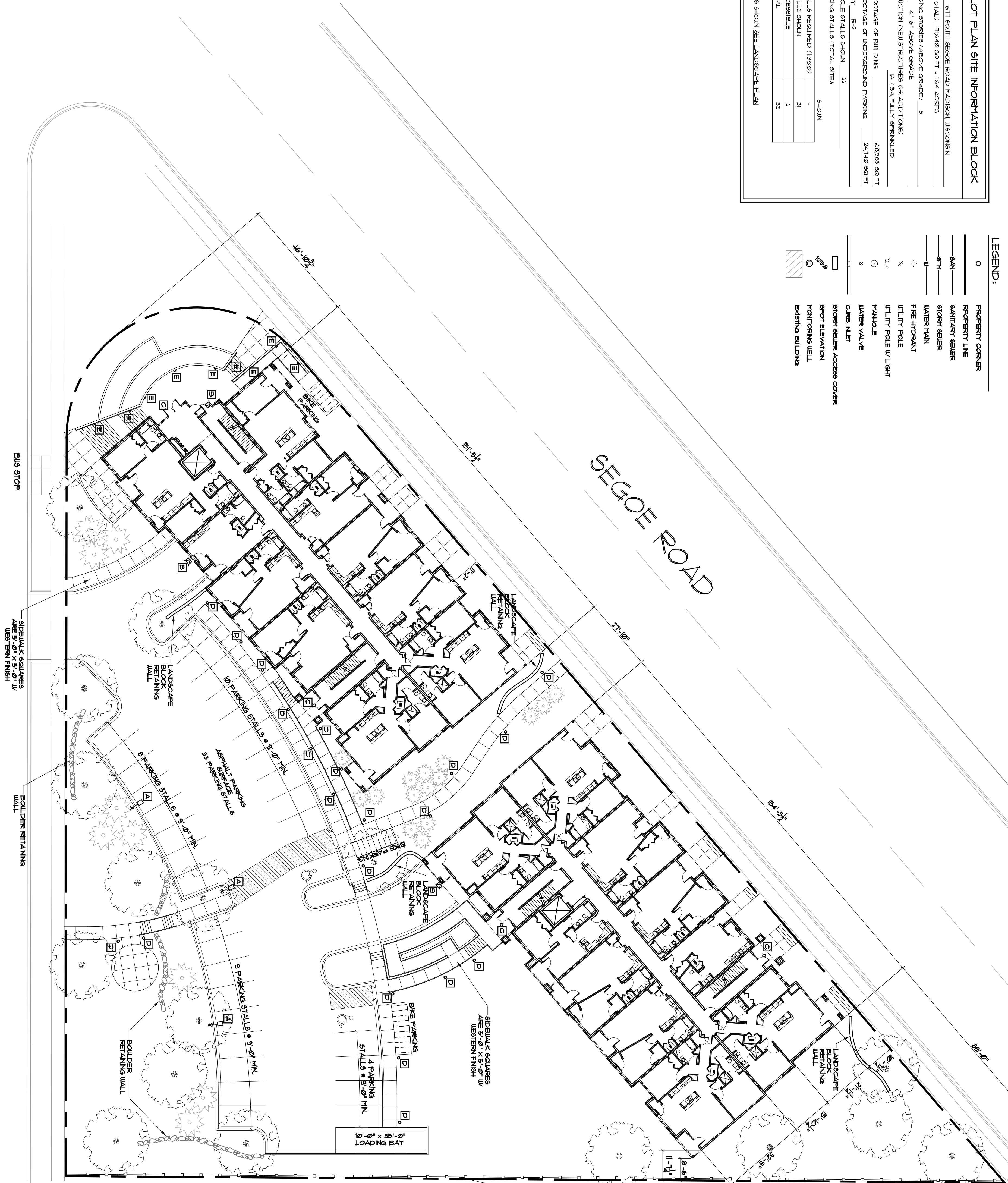
PARKING LOT PLAN SITE INFORMATION BLOCK

SITE ADDRESS	611 SOUTH SEGOE ROAD MADISON, WISCONSIN
SITE ACRES (TOTAL)	116,489 SQ FT = 2.64 ACRES
NUMBER OF BUILDING STOREYS (ABOVE GRADE)	3
BUILDING HEIGHT	41'-6" ABOVE GRADE
TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS)	1A / 5A FULLY SPRINKLED
TOTAL SQUARE FOOTAGE OF BUILDING	68,989 SQ FT
TOTAL SQUARE FOOTAGE OF UNDERGROUND PARKING	24,742 SQ FT
USE OF PROPERTY	R-2
NUMBER OF BICYCLE STALLS (TOTAL SITE)	22
NUMBER OF PARKING STALLS (TOTAL SITE)	33
STALLS REQUIRED (1,800)	3
STALLS SHOWN	31
ACCESSIBLE	2
TOTAL	33

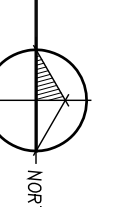
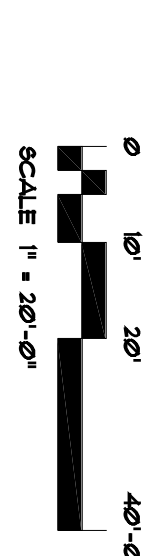
NUMBER OF TREES SHOWN SEE LANDSCAPE PLAN

LEGEND:

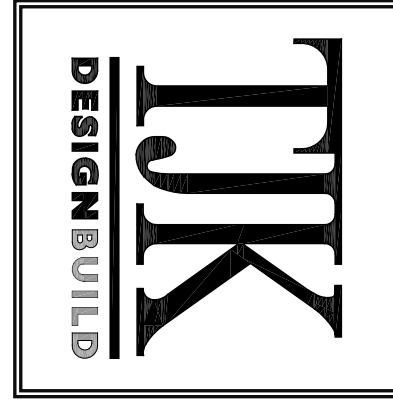
- PROPERTY CORNER
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FINE HYDRANT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- MANHOLE
- WATER VALVE
- CURB INLET
- STORM SEWER ACCESS COVER
- SPOT ELEVATION
- MONITORING WELL
- EXISTING BUILDING



1 SITE PLAN
SCALE: 1" = 20' - 0"



ODANA ROAD



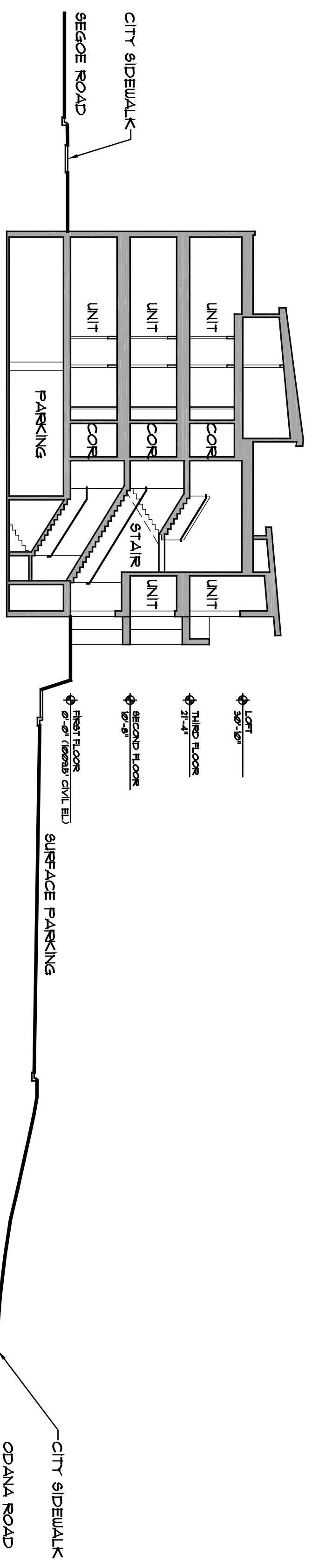
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XXX

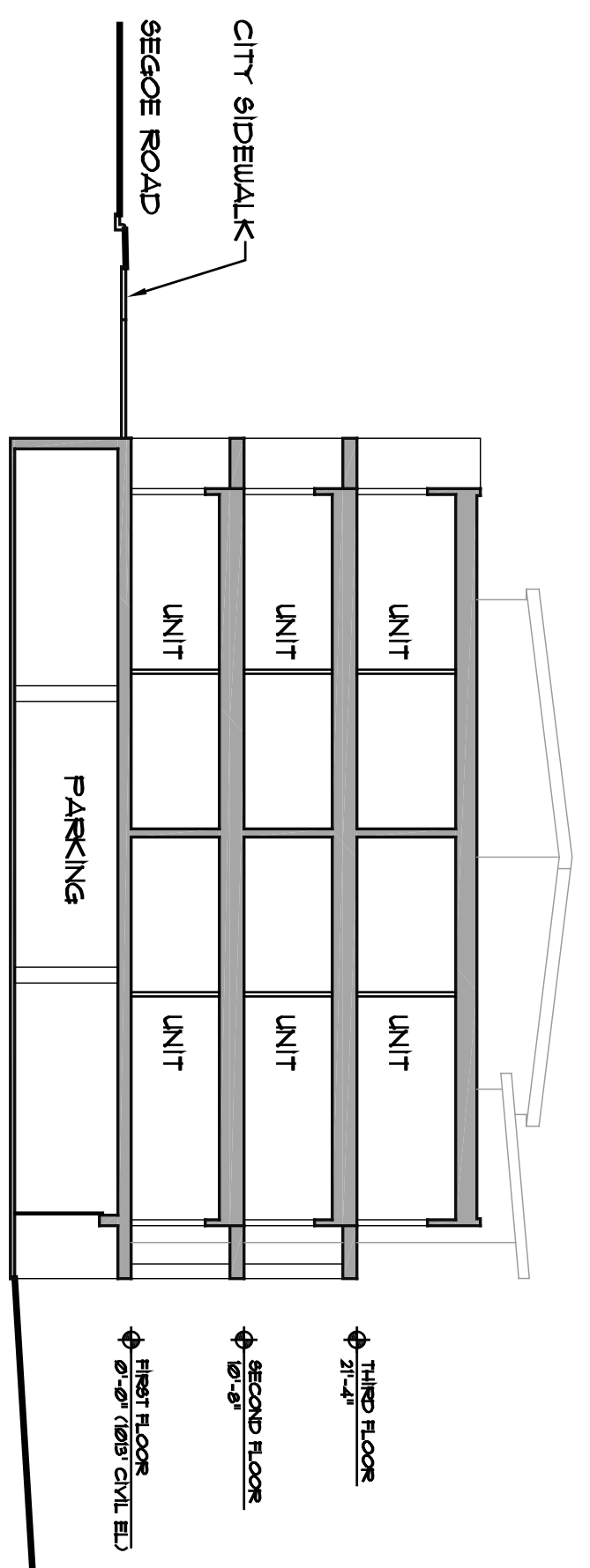
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PROPOSED FACILITY FOR:
SEGOE ROAD DEVELOPMENT
611 SOUTH SEGOE ROAD
MADISON, WISCONSIN

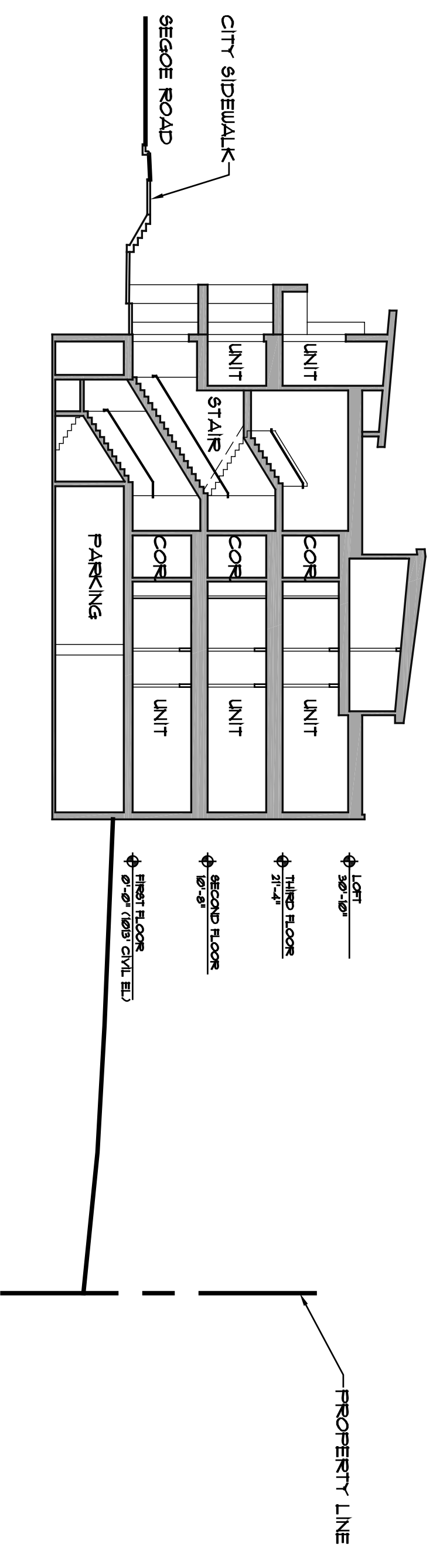
C-11
07.27.11



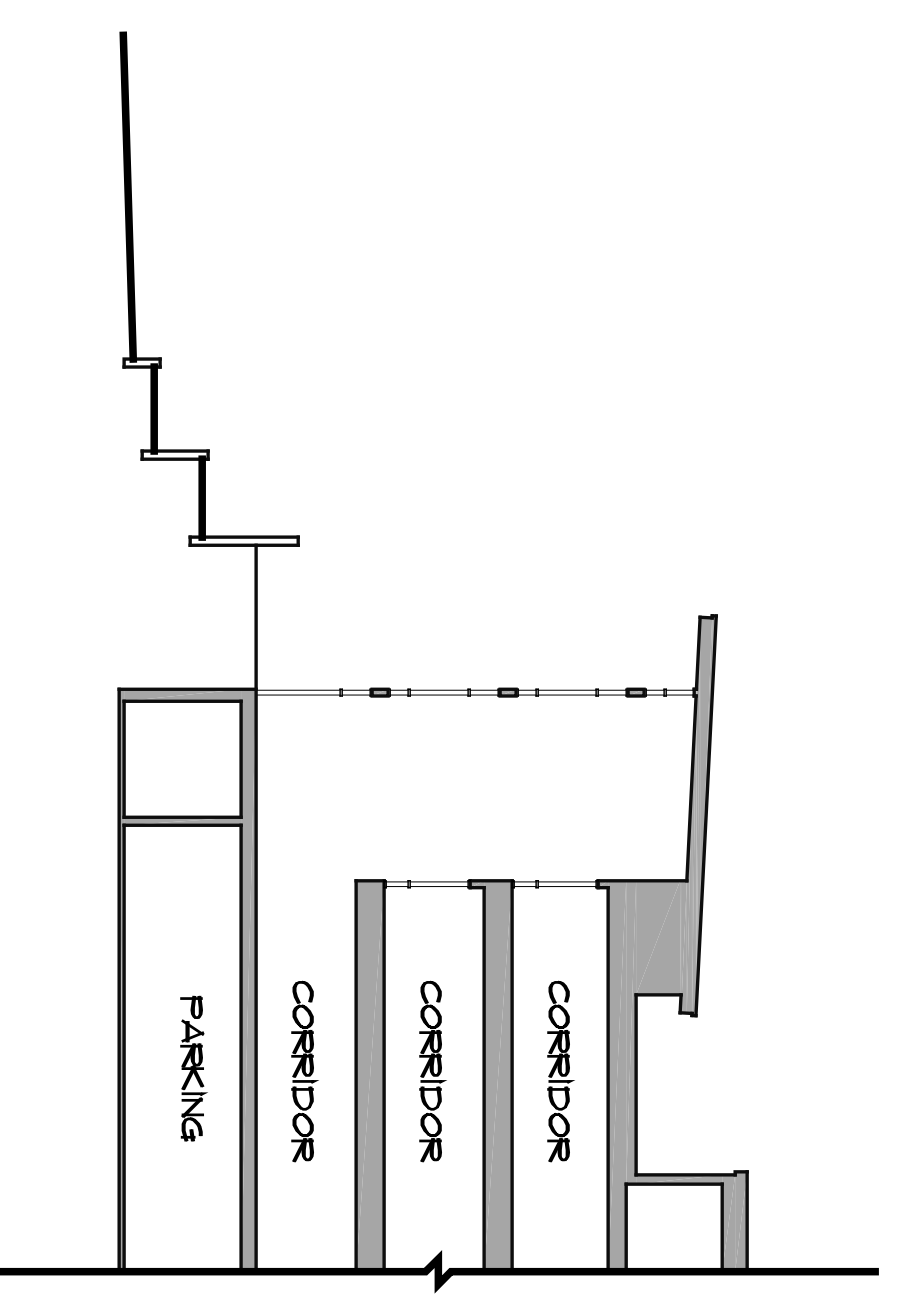
1 BUILDING SECTION
A-32/ SCALE: 1/16" = 1' - 0"



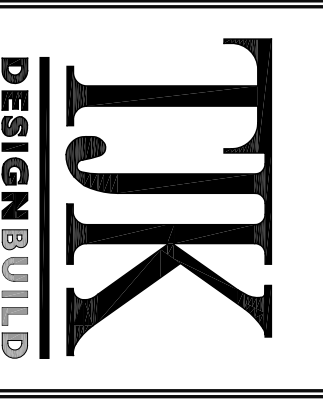
2 BUILDING SECTION
A-32/ SCALE: 1/16" = 1' - 0"



3 BUILDING SECTION
A-32/ SCALE: 1/16" = 1' - 0"



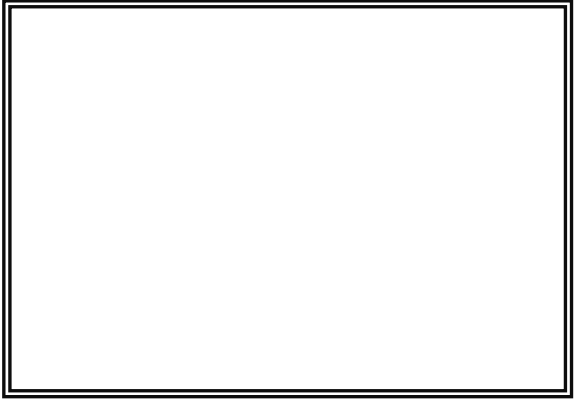
4 PARTIAL BUILDING SECTION
A-32/ SCALE: 1/16" = 1' - 0"



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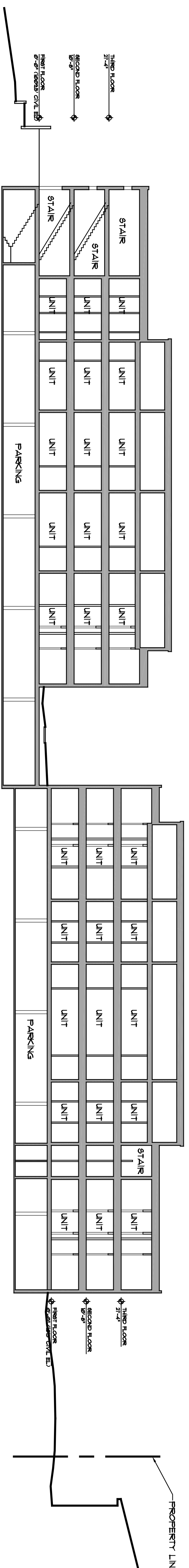
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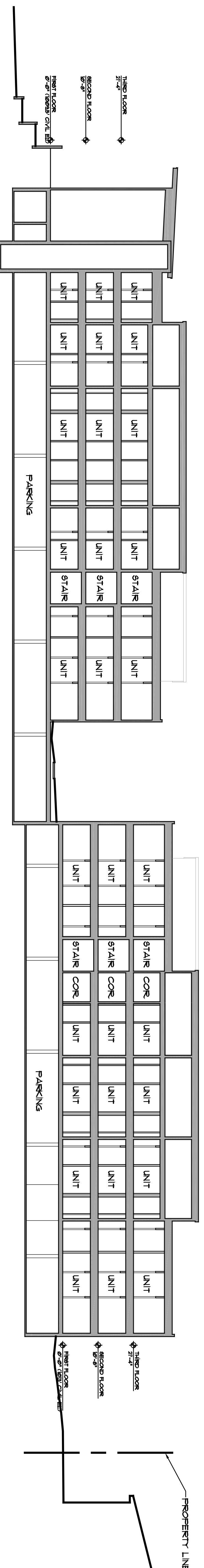


PROPOSED FACILITY FOR:
SEGOE ROAD DEVELOPMENT
671 SOUTH SEGUE ROAD
MADISON, WISCONSIN

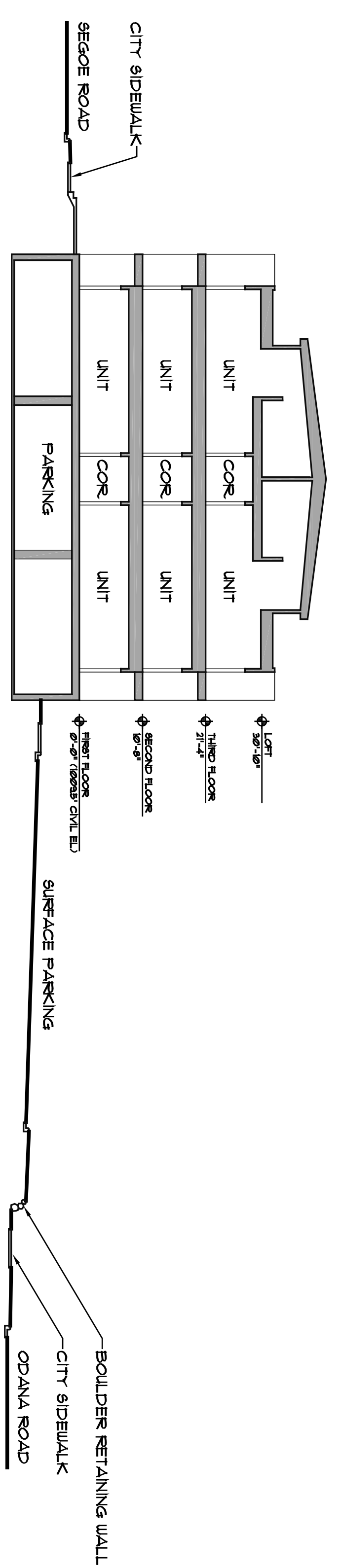
A-32
07.27.11



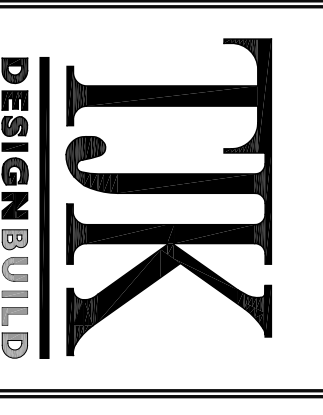
1 BUILDING SECTION
A-31 SCALE: 1/8" = 1' - 0"



2 BUILDING SECTION
A-31 SCALE: 1/8" = 1' - 0"



3 BUILDING SECTION
A-31 SCALE: 1/8" = 1' - 0"



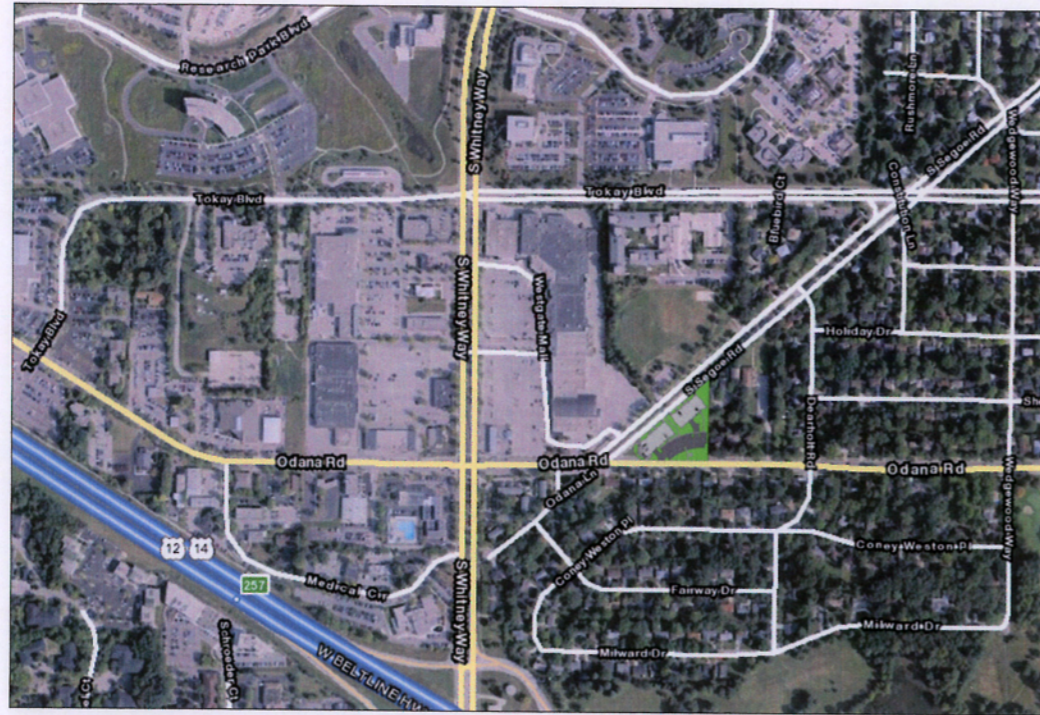
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608-257-1090
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REV DATE
XXX

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PROPOSED FACILITY FOR:
SEGOE ROAD DEVELOPMENT
671 SOUTH SEGOE ROAD
MADISON, WISCONSIN

A-3.1
07.27.11



ARIEL VIEW



EXISTING SITE PHOTO



LOOKING EAST FROM EXISTING SITE



LOOKING SOUTH FROM EXISTING SITE