

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

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: May 9, 2012

UDC MEETING DATE: May 16, 2012

Action Requested

- Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 3 South Pinckney Street

ALDERMANIC DISTRICT: _____ 4 _____

OWNER/DEVELOPER (Partners and/or Principals)
Urban Land Interests

10 East Doty Street, Suite 300

Madison, Wisconsin 53703

CONTACT PERSON: Julie Wiedmeyer

Address: 10 E. Doty Street, Suite 300
Madison, Wisconsin 53703

Phone: (608) 251-0706

Fax: (608) 251-5572

E-mail address: jwiedmeyer@uli.com

ARCHITECT/DESIGNER/OR AGENT:
Valerio Dewalt Train Associates, Inc.

500 N. Dearborn, Suite 900

Chicago, Illinois 60654

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:)

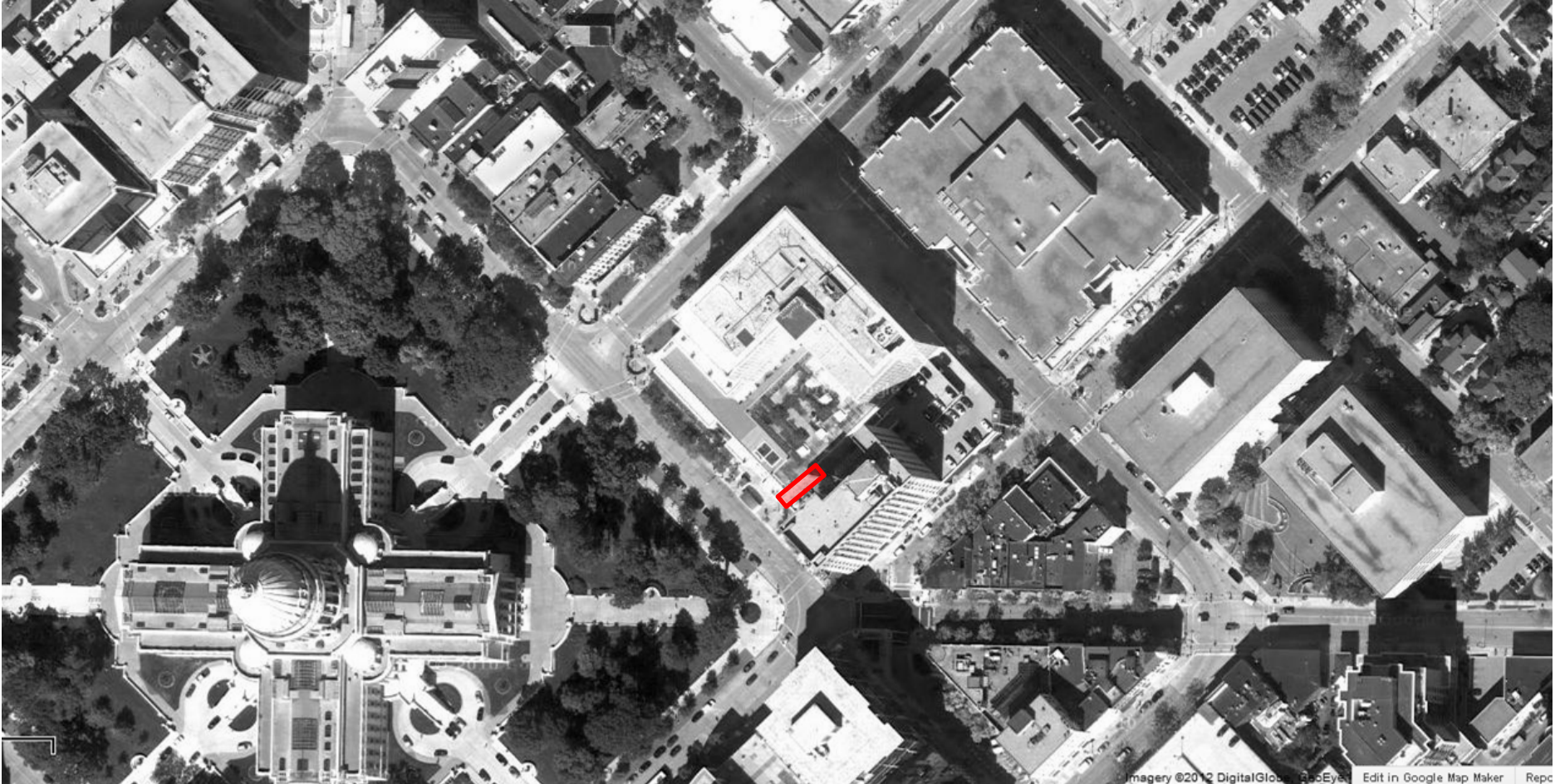
- Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*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.

Tenney Courtyard – Graze Outdoor Dining Area

Three South Pinckney Street





Urban Land Interests

May 9, 2012

Urban Design Commission
215 Martin Luther King Jr. Blvd; Room LL-110
City-County Building
Madison WI 53703-3345

Re: US Bank Courtyard Shades

Pinckney Investment Group, LLC is seeking approval to make aesthetic and functional enhancements to the outdoor seating area in the courtyard located between the US Bank Plaza, 1 South Pinckney Street, and the Tenney Building, 3 South Pinckney Street. A Conditional Use permit was granted for this outdoor seating area in 2011, which benefits Deja Food, LLC (Graze Restaurant) by permitting outdoor dining. Pinckney Investment Group, LLC would like to make the below listed modifications to the outdoor seating area.

Install shades over dining area:

Two (2) sail shades will be installed to protect the outdoor dining area from the heat of the sun and from rain. Currently, Graze staff uses movable umbrella-like shades in weighted bases. These umbrellas only cover small portions of the seating area and require frequent adjustments. The weighted umbrella bases are cumbersome and infringe upon the walkways within the seating area. Graze would like to utilize a more permanent shading solution, incorporating vertical posts, set in concrete footings, to eliminate the use of the movable umbrella-like shades and bases. The new "sail-shades" would be fabricated and installed by Gallagher Tent and Awnings. They are proposing outdoor grade Recacril acrylic pistachio colored shades. The proposed triangular shaped shades will be approximately 20' x 15' x 25' and 20' x 27'-6" x 33'-6" (dimensions). They will be mounted to six (6) posts ranging in heights between nine (9) to twelve (12) feet (see attached site plan for pole locations and specifications). These galvanized steel posts will have a powder coat finish in standard aluminum color with a clear top coat. The two shades will be positioned so that all rainwater will be directed towards the outer edges of the seating area, and will flow toward the storm drain within the courtyard.

These shades will be used during the outdoor seating season and will be removed during the rest of the year. The six poles supporting the shades will be situated in and around the outdoor dining area, as indicated on the attached site plan, and will not impede foot traffic to or from the adjacent buildings. Ten watt LED light fixtures (equivalent of 45watt standard lamp) will be mounted at the base of each of the six posts to up-light the shades. A light fixture cut sheet is attached. Graze also wishes to mount speakers to four of the pole poles facing inward to play background music for diners. The music would play during restaurant operating hours at a low level to allow normal customer conversation. At no time will the music level exceed 75 decibels. At Al Martin's direction, Pinckney Investment Group, LLC will submit a separate application for the alteration of an existing conditional permit use to city staff for its review and approval.

Urban Land Interests

Cow Sculpture:

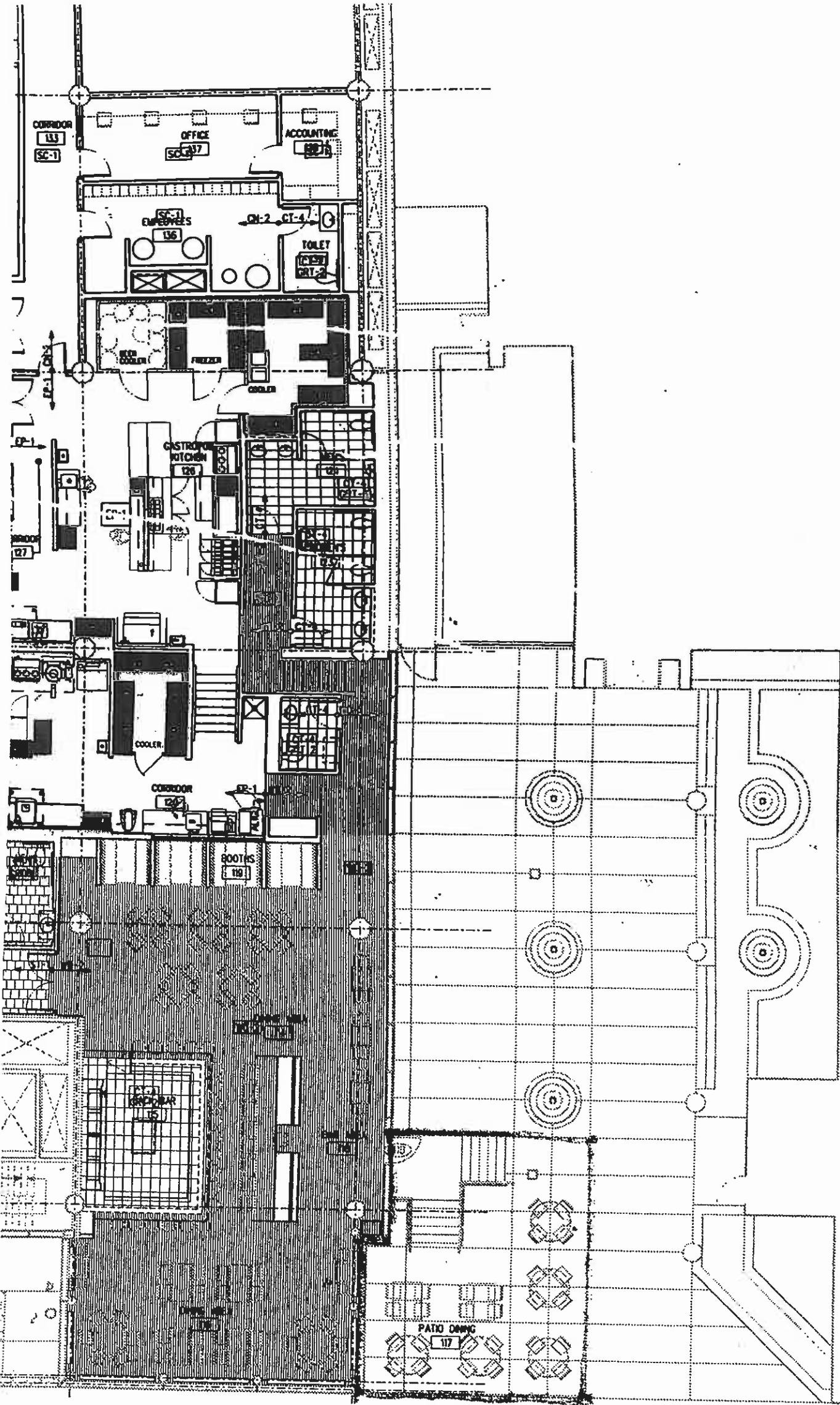
Pinckney Investment Group, LLC is also seeking approval to add a piece of artwork to the upper level of the planter along the north side of the Tenney building at 3 South Pinckney Street. Graze wishes to purchase a blank "Cow Parade" cow sculpture, then hire a local artist to propose an artistic design consistent with its values. Prior to committing to this purchase, Graze and we would like to secure City approval for the concept of placing a "Cow Parade" cow in planter. It would replace the current Tenney Building ground sign, in the planter next to 3 South Pinckney Street. The current Tenney building exterior signage at this location would be removed. Once we have a decision from the Urban Design Commission for this art installation, the cow will be purchased and an artist commissioned to develop the design. The design concept requested of an artist will be to create an artistic, agricultural motif using green and earthy tones. There would be no text on the sculpture. The approximate size of the standardized cow sculpture is 92" long x 30" wide x 48" high. We respectfully request permission to return with a design concept once it has been developed for later review and approval.

Sincerely,



Julie Wiedmeyer
Urban Land Interests

Existing Site Plan



**TWO RESTAURANTS
U.S. BANK PL**

ISSUE		
NO.	ISSUED FOR	DATE
1	CONSTRUCTION	03.18.2010
1	PERMIT	03.01.2010

PROJECT TEAM
 DAVID JENNERJAHN
 CHRISTINE McGRATH
 MATT DURICH
 TOM DALY
 JULIE DEPREY
 KYLE REYNOLDS
 LAUREN MAKLES

PROJECT NUMBER
 VDTA 09159.00

PROJECT NAME AND ADDRESS
**TWO RESTAURANTS
 US BANK PLAZA
 GROUND FLOOR**

**ONE SOUTH PINCKNEY STREET
 MADISON, WISCONSIN**

SHEET TITLE
FINISH PLAN - RESTAURANT

SHEET NUMBER
A9-10



Tenney Courtyard – Graze Outdoor Dining Area
Three South Pinckney Street



Graze/L'Etoile
1 South Pinckney St.
Madison, WI 53703
Phone: 251-0500



Shade Sails

Tuesday, April 10, 2012
Gallagher Tent & Awning

Salesperson: Mark Toijala

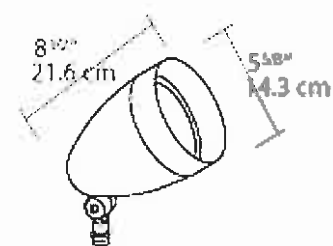
Above rendering is not to scale-for visual concept only:
Above colors are not a true representation of the fabric:

HBLED10YB

Bullet shape die cast aluminum flood with 10 watt LED Light Engine. Equivalent to 60W PAR Halogen. Comes with flood reflector installed. Optional spot reflector included for field installation.

Color: Black

Weight: 3.5 lbs



LED Info

Watts: 10
 Color Temp: 3000K (Warm)
 Color Accuracy: 75
 L70 Lifespan: 0
 LM79 Lumens: 297
 Efficacy: 23 LPW

Driver Info

Type: Constant Current
 120V: 0.21 A
 208V: 0.14 A
 240V: 0.12 A
 277V: N/A
 Input Watts: 13W
 Efficiency: 77%

Technical Specifications

UL Listing:

Suitable for wet locations. Suitable for mounting within 4' of the ground.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by IBEW Local 3

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010)

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

This product is suitable for listing on the GSA Schedule of the US General Services in accordance with FAR Subpart 25.4

Heatsink:

Cast aluminum patent pending thermal management system for optimal heat sinking. The LFLOOD is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Swivels:

Fully adjustable with sure-grip locks. 1/2" NPS threaded arm with serrated locking swivel fits all standard mounting covers. Color matched EZ Grip lock nuts. Stainless steel screw.

Housing:

Precision die cast aluminum housing

Gaskets:

High Temperature Silicone

Finish:

Chip and fade resistant polyester powder coat finish.

Warranty:

RAB LED fixtures give you peace of mind because both the fixture and light engine components are backed by RAB's 5 Year Warranty. For more information,

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 50,000 hours of operation.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

California Title 24:

LFLOOD complies with California Title 24 building and electrical codes.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Color Stability:

RAB LEDs exceed industry standards for chromatic stability.

RAB
LIGHTING

Tech Help Line: 888 RAB-1000

Email: sales@rabweb.com

On the web at: www.rabweb.com

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Note: Specifications are subject to change without notice

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HBLED10YB - continued

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Cold Weather Starting:

The minimum starting temperature is -40F/-40C

Reflectors:

NEMA 5x5 floodlight reflector with 4x4 optional spotlight reflector for field installation. Photometrics show flood configuration

LFLOOD 10W:

LED Floodlight that reduces energy consumption by 70% compared to 60W PAR38. Spot and Flood beam patterns. Recommended for Residential and Commercial applications.

Color Temperature:

3000K

Color Accuracy:

75 CRI

LED Light Engine:

Multi-chip 10W high output long life LED Driver
Constant Current, Class II, 120V-240V, 50/60 Hz,
350mA

Surge Protection:

1KV

Patents:

LFLOOD thermal heatsink technology is protected under utility patents pending in the U.S., Canada and China.

Equivalency:

The HBLED10 is Equivalent in delivered lumens to a 45W PAR Floodlight.

HID Replacement Range:

The HBLED10 can be used to replace 45-75W PAR Floodlights based on delivered lumens.

