

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

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_

DATE SUBMITTED: <u>4/2/08</u>	Action Requested
UDC MEETING DATE: <u>4/9/08</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: 1277 Deming Way Madison, WI 53717

ALDERMANIC DISTRICT: 9

OWNER/DEVELOPER (Partners and/or Principals) <u>Dean Health Plan (Dan Edge)</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Potter Lawson, Inc.</u>
<u>1277 Deming Way</u>	<u>15 Ellis Potter Court</u>
<u>Madison, WI 53717</u>	<u>Madison, WI 53711</u>

CONTACT PERSON: Doug Hursh/ Gene Post  
Address: 15 Ellis Potter Court  
Madison, WI 53711  
Phone: 608/274-2741  
Fax: 608/274-3674  
E-mail address: dough@potterlawson.com/ genep@potterlawson.com

**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.

# Potter Lawson

## Dean Health Plan – Parking Lot Addition Design Narrative

April 2, 2008

Dean Health Plan is proposing to construct a parking lot on their existing property located in the Old Sauk Trails Office Park. Dean Health Plan has been fortunate to experience growth in the past, and are continuing to add jobs to their campus in Madison. They recently went through a downsizing of workstations within their headquarters office to create room for additional staff. Dean Health Plan is also adding a call center on the site that will house 90 staff relocated from the Headquarters building, in a space-efficient building. Parking requirements for the buildings have been growing and are exceeding the capacity of the site. Vehicles are now being parked on the street, and attempts have been made to park in the grass on the site.

Dean Health Plan has leased office space with associated parking in an adjacent building to accommodate their growth. They have also leased additional parking spaces in an adjacent lot for their employees to help alleviate some of their parking challenges.

Dean Health Plan has been in the process of developing alternative parking solutions and have increased this effort as they will continue to have parking challenges even with this requested parking lot addition.

Bike stalls on the site exceed the City of Madison bike stall requirements for the existing and proposed parking. There are 48 bike stalls on the site and 45 are required.

Dean Health Plan has been studying their options for future growth for the last few years and a preliminary master plan drawing is included, which outlines future growth for the campus. The master plan indicates that a future building could be constructed in front of the new parking lot addition. This new parking lot addition is set back 177' to 233' from Deming Way, and still provides a great park-like setting in the Old Sauk Trails Office Park.

Dean Health Plan takes great care in the maintenance of their facilities and their site, the landscaping exceeds the City of Madison standards required for the site.

UDC Review requirement:

Zoning Code: Section 28.10(2)(d)3.(h)2.

UDC approval required for greater than 10 parking spaces located in front or side of the building but not in any required front yard or street side yard on a corner lot.

Project Team:

Dan Edge & Kris Williams  
Gene Post and Doug Hursh  
David Marquardt

Dean Health Plan - Owner  
Potter Lawson - Architects  
Vierbicher and Associates – Civil and Landscape



Doug Hursh, AIA, LEED  
Senior Vice President



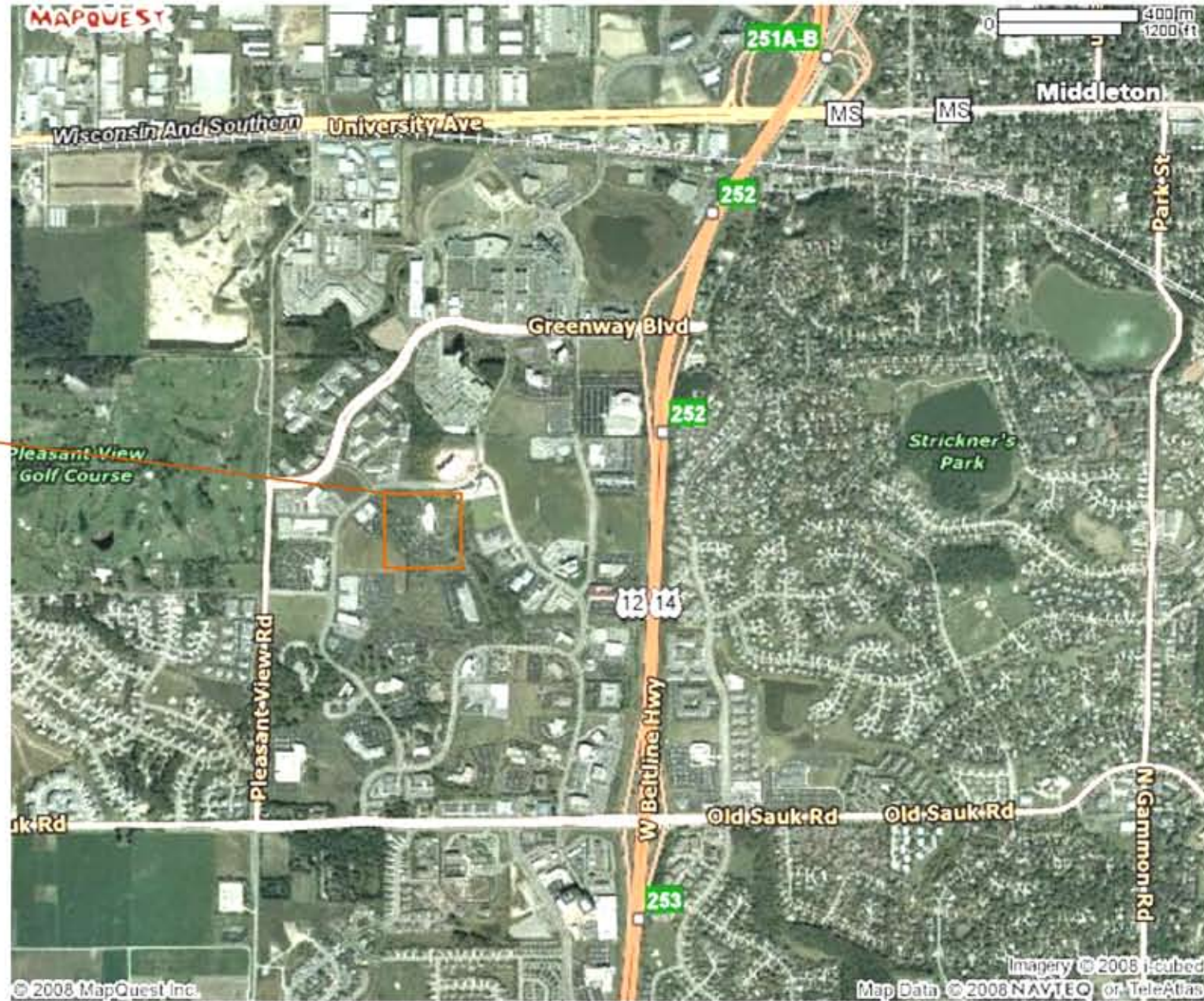
Eugene C. Post, AIA  
Vice President

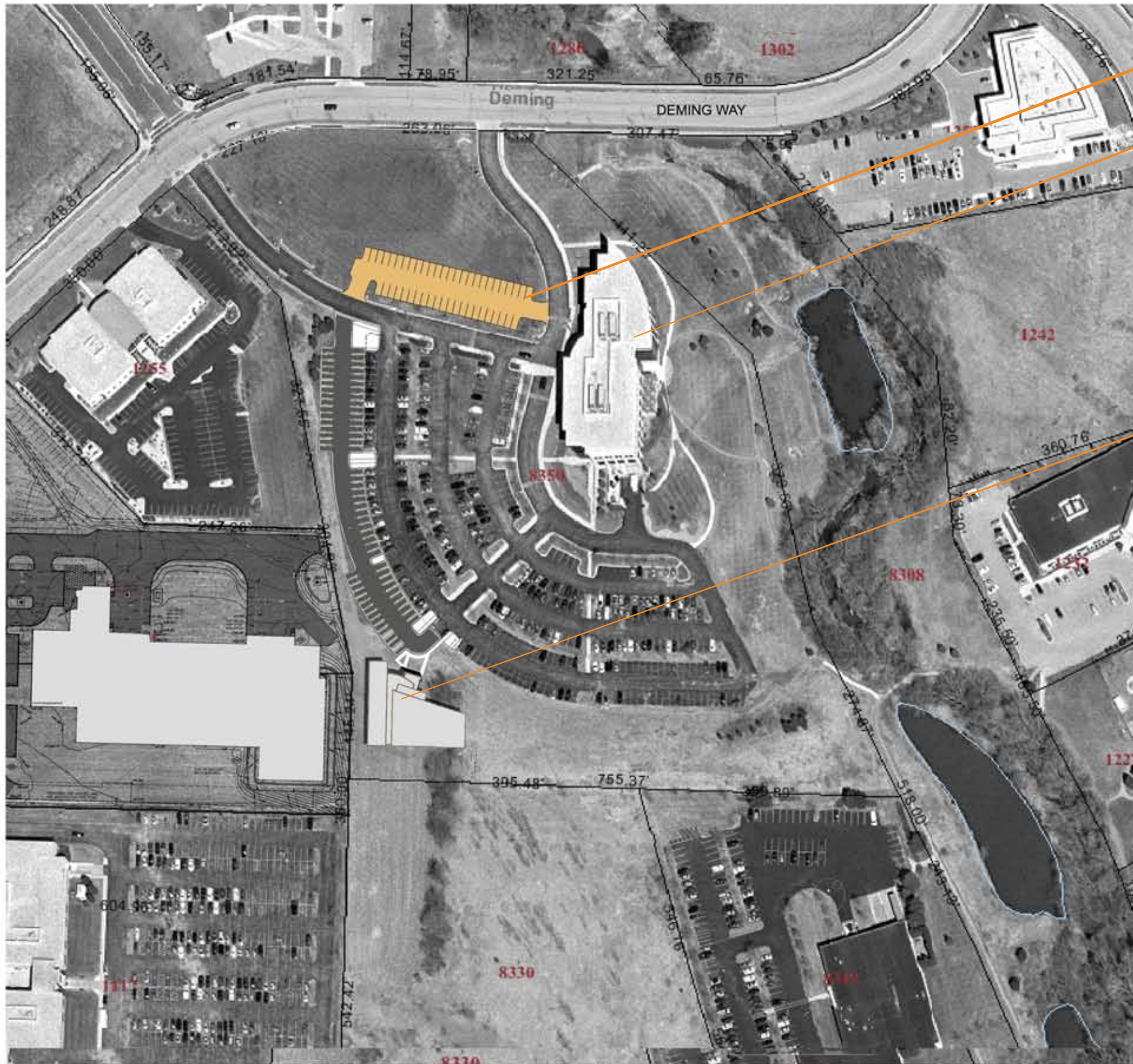
P:\2007\2007.27.00\Administration\Regulatory\Dean Health Plan narrative\_04.02.08.doc

**Providing quality design services since 1913**

15 Ellis Potter Court, PO Box 44964, Madison, WI 53744-4964 - Phone 608/274-2741 - Fax 608/274-3674  
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Dean Health Plan  
Parking Addition





Parking Addition

Headquarters Building

Customer Care Center

Building/Location	Gross Bldg Area	Current Employees	Existing/ Approved Pk. Spaces	Bicycle Parking
Dean Health Headquarters (1996)	87,500 SF	410	327	40
Employees		410		
Adjacent off-site Employees (20)		15		
Visitor & Guests 10 - 20 day				
Dean Health Customer Care Center	10,300 SF	90	75	8
Employees		90		
<b>Current Condition</b>	<b>97,800 SF</b>	<b>515</b>	<b>402</b>	<b>48</b>
<b>Proposed New Parking</b>	<b>0 SF</b>	<b>0</b>	<b>48</b>	<b>No Addn. Req.</b>
<b>Total (Existing + Proposed)</b>	<b>97,800 SF</b>	<b>515</b>	<b>450</b>	<b>48</b>
<b>Future Growth Estimate</b>		<b>15 employees/yr</b>		





View SW along Deming Way with the existing grove and the new parking area at left



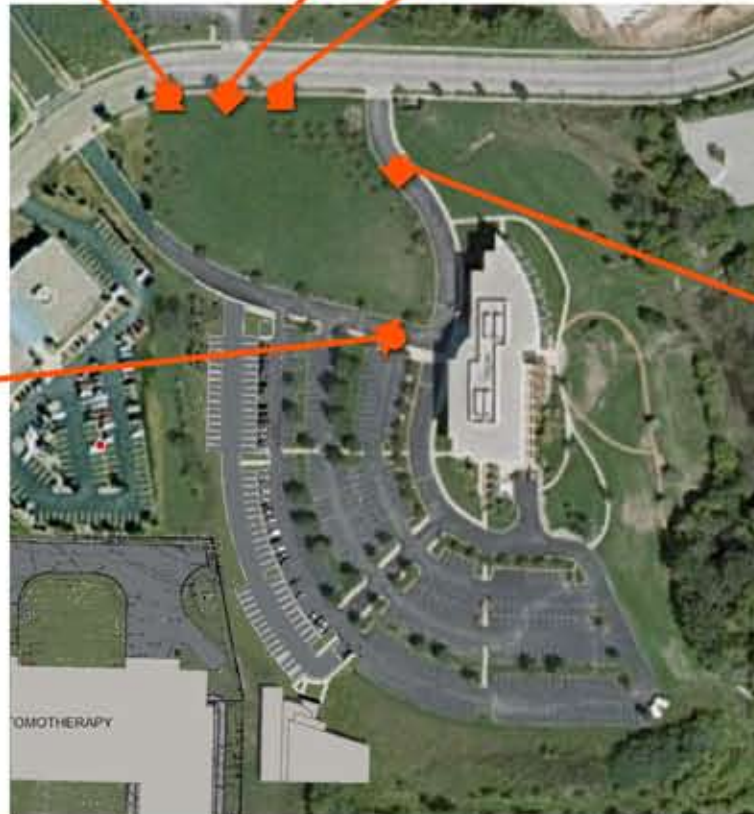
View S from Deming Way across the existing grove and landscaping toward the new parking area



View SE from Deming Way through the existing grove toward main building with the new parking area at right



View W toward Deming Way along the W entry drive with existing parking at left and the new parking area at right



View S along the E entry drive to the main building with the new parking area at center right

Consultants:



Notes:

1. THE EXISTING CONTOURS, EXISTING SPOT ELEVATIONS AND BOUNDARY INFORMATION SHOWN ON THIS PLAN ARE THOSE AS PER A PLAN BY POTTER LAWSON. EXISTING GRADES ON-SITE MAY VARY FROM THOSE SHOWN ON THIS PLAN. VIERBICHER ASSOCIATES ASSUMES NO LIABILITY FOR ANY DISCREPANCIES REGARDING EXISTING GRADES SHOWN. CONTRACTOR SHALL FIELD VERIFY GRADES AND CONFIRM MINIMUM AND MAXIMUM SLOPES ARE MAINTAINED.
2. CONTOURS SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING-FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
3. CONSTRUCTION SHALL CONFORM TO DOT SPECIFICATIONS, WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER, CITY OF MADISON SPECIFICATIONS, OR AS DETAILED ON THE PLANS.
4. DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
5. ADA GUIDELINES REQUIRE 8 HANDICAP STALLS / 401-500 PARKING STALLS. THE EXISTING PARKING LOT SHOWS 320 PARKING STALLS WITH 8 ADA STALLS. THE CUSTOMER CONTACT ADDRESS IS PROPOSING 71 STALLS WITH 3 ADA STALLS. THIS NORTHERN PARKING ADDITION IS PROPOSING 48 PARKING STALLS AND 0 ADA STALLS BECAUSE THE SITE IS IN COMPLIANCE.

**Parking Lot Plan Site Information Block**

Site address: 1277 Deming Way  
Site acreage (total): 2.03 acres

Number of building stories (above grade): 0/0  
Building height: 0/0  
CUR type of construction (new structures or additions): 0/0  
Total square footage of building: 0/0

Use of property: Office parking  
Gross square feet of office: 0/0  
Gross square feet of retail: 0/0  
Number of employees in workstation: 0/0  
Number of employees in production area: 0/0  
Capacity of restaurant/office of assembly: 0/0

Number of bicycle stalls shown: see below  
Number of parking stalls:

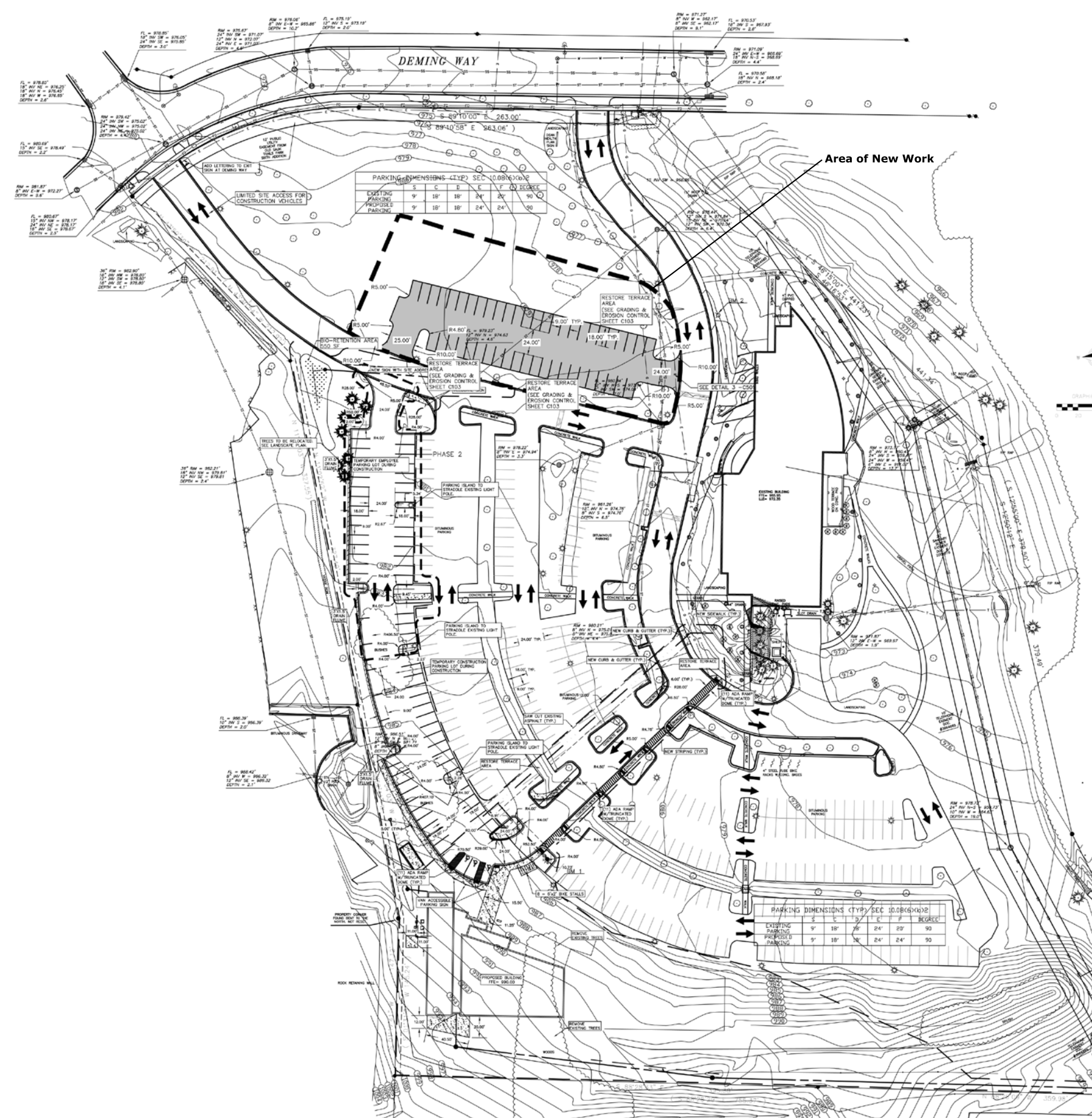
Car stall	0	shown
Handicap	48	0
Accessible	48	0
Other	0	0

Number of trees shown: 3 proposed, 5 existing

**Bicycle Parking Requirements**

Total car stalls (plan): 48  
Existing: 32  
Proposed (Car Center): 75  
Proposed (Parking Addition): 48

Total required bike stalls: 48 (1/3 car stall)  
Total provided bike stalls: 48  
Original building plan: 48  
Proposed building plan: 48



**PARKING DIMENSIONS (TYP) SEC 10.08(6)(d)2**

	S	C	E	E'	F	B	BEARINGS
EXISTING PARKING	9'	18'	18'	24'	24'	90'	
PROPOSED PARKING	9'	18'	18'	24'	24'	90'	

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- EXISTING FEATURES**
- PROPERTY LINE
  - OVERHEAD ELECTRIC
  - OVERHEAD TELEPHONE
  - DELINEATED METLAND LINE
  - SANITARY MANHOLE
  - FIRE HYDRANT
  - FIELD MET
  - UTILITY POLE
  - LIGHT POLE
  - ELECTRIC PEDestal
  - TRANSFORMER
  - TELEPHONE PEDestal
  - FENCE
  - SIGN (TYPE NOTED)
  - LIMITS OF BRUSH TREES OR VEGETATION
  - SHRUB
  - CONTIGUOUS TREE
  - DISCONTIGUOUS TREE
- PROPOSED FEATURES**
- NEW ASPHALT AREA
  - CONCRETE
  - DIMENSION
  - PROPOSED SELECT CURB AND GUTTER (NOTE: ALL OTHER CURB IS SHOWN UNLESS SPECIFICALLY NOTED)
  - CONSTRUCTION LIMITS / PROPOSED PARKING ADDITION
  - NEW SAWCUT
  - ADA RAMP W/BRANCHED DOME (TYP.)
  - NEW CURB & GUTTER
  - EXISTING CURB & GUTTER
  - 2' WHOLE OVERHANG

3/12/08	PLANNING AND ZONING	
Date	Issuance/Revisions	Symbol

DEAN HEALTH PLAN  
PARKING ADDITION

1277 DEMING WAY  
MADISON, WISCONSIN

SITE PLAN

PL Project Number:	Drawing No.
	C102

Consultants:

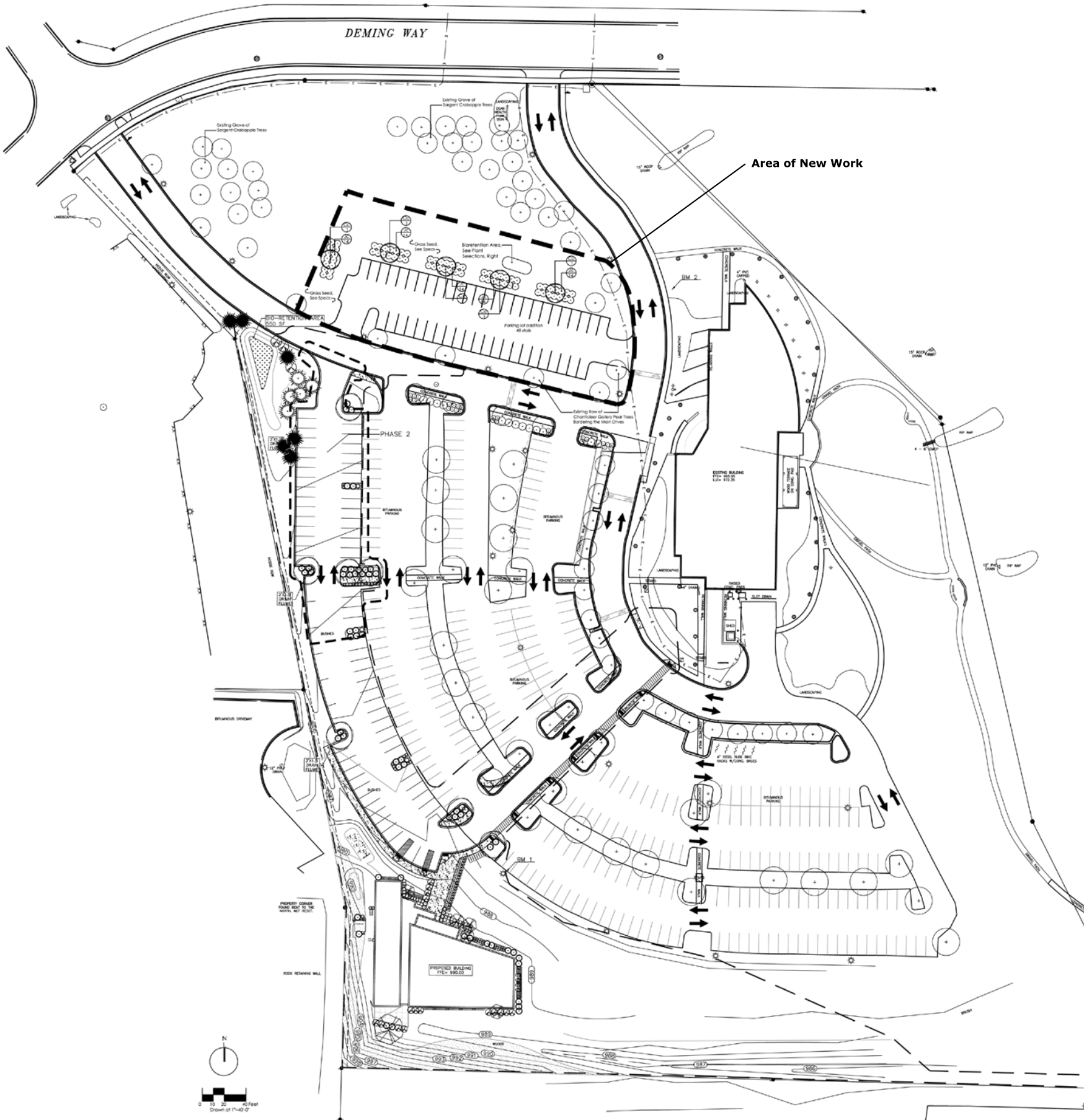
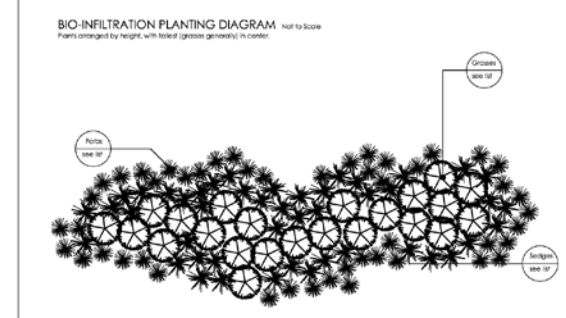


Notes:

Landscape Point Requirements- City of Madison					
Total Points Required: 1571 (458 Stalls- 410 Existing + 48 New)					
Canopy Trees Required: 26      Canopy Trees Provided: 46					
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS for EX. PLAN	
				QUANTITY	POINTS
Canopy Tree: 2"-2 1/2"	35	0	0	20	700
Deciduous Shrub	2	0	0	123	246
Evergreen Shrub	3	70	210	74	222
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)	5				
Avg. Height 30"	2				
Avg. Height 15"					
Evergreen Trees 5' height minimum	15	0	0	24	360
Canopy Tree or Small Tree 1 1/2"-2" Caliper (i.e. Crab, Hawthorn)	15	5	75	22	330
<b>Sub Totals</b>			285	+	1858
<b>TOTAL POINTS PROVIDED</b>				<b>2143</b>	

Plant List				
key	botanical name	common name	planting size	quantity
<b>ornamental trees</b>				
Cc	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	1 1/2" B&B	5
<b>evergreens</b>				
Jc	<i>Juniperus chinensis</i> var. <i>sargentii</i> 'Glaucol' Blue Sargent Juniper		#5 cont.	70

Bioretention Area Plant Selection & Spacing				
botanical name	common name	planting size	spacing	quantity
<b>forbs</b>				
<i>Agastache hericium</i>	Lavender Hyssop	plug	24" o.c.	6
<i>Allium cernuum</i>	Nodding Pink Onion	plug	12" o.c.	11
<i>Aquilegia canadensis</i>	Wild Columbine	plug	18" o.c.	7
<i>Asclepias tuberosa</i>	Butterfly Weed	plug	24" o.c.	5
<i>Aster dumosus</i>	Diamonds Aster	plug	18" o.c.	7
<i>Aster novae-angliae</i>	New England Aster	plug	24" o.c.	6
<i>Carex flacca</i>	Sand Carex	plug	18" o.c.	7
<i>Echinacea purpurea</i>	Purple Cone Flower	plug	24" o.c.	5
<i>Iris virginica</i>	Blue Flag Iris	plug	18" o.c.	7
<i>Liatris pycnostachya</i>	Purple Blazing Star	plug	18" o.c.	7
<i>Salvia caroliniana</i>	Carolina Sage	plug	24" o.c.	6
<i>Monarda fistulosa</i>	Wild Bergamot	plug	18" o.c.	7
<i>Ratibida pinnata</i>	Yellow Coneflower	plug	24" o.c.	5
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	plug	24" o.c.	6
<b>grasses</b>				
<i>Cinna arundinacea</i>	Wood Reed Grass	plug	18" o.c.	7
<i>Calamagrostis canadensis</i>	Blue Joint	plug	36" o.c.	3
<i>Elymus canadensis</i>	Canada Wild Rye	plug	18" o.c.	7
<i>Elymus virginicus</i>	Virginia Wild Rye	plug	18" o.c.	7
<b>sedges</b>				
<i>Carex bebbii</i>	Bebb's Sedge	plug	18" o.c.	7
<i>Carex crinita</i>	Fringed Sedge	plug	18" o.c.	7
<i>Carex hyalinula</i>	Boottelush Sedge	plug	18" o.c.	7
<i>Carex filicarpa</i>	Fox Sedge	plug	18" o.c.	7
<i>Juncus effusus</i>	Common Rush	plug	18" o.c.	7
<i>Scirpus cyperinus</i>	Wool-grass	plug	18" o.c.	7
<i>Scirpus atrovirens</i>	Dark Green Bulrush	plug	18" o.c.	7



Date	Issuance/Revisions	Symbol
03/12/08	PLANNING AND ZONING	

**DEAN HEALTH PLAN  
PARKING ADDITION**

1277 DEMING WAY  
MADISON, WISCONSIN

**LANDSCAPE PLAN**

PU Project Number:	Drawing No.
Drawn By:	<b>L 101</b>

Consultants:



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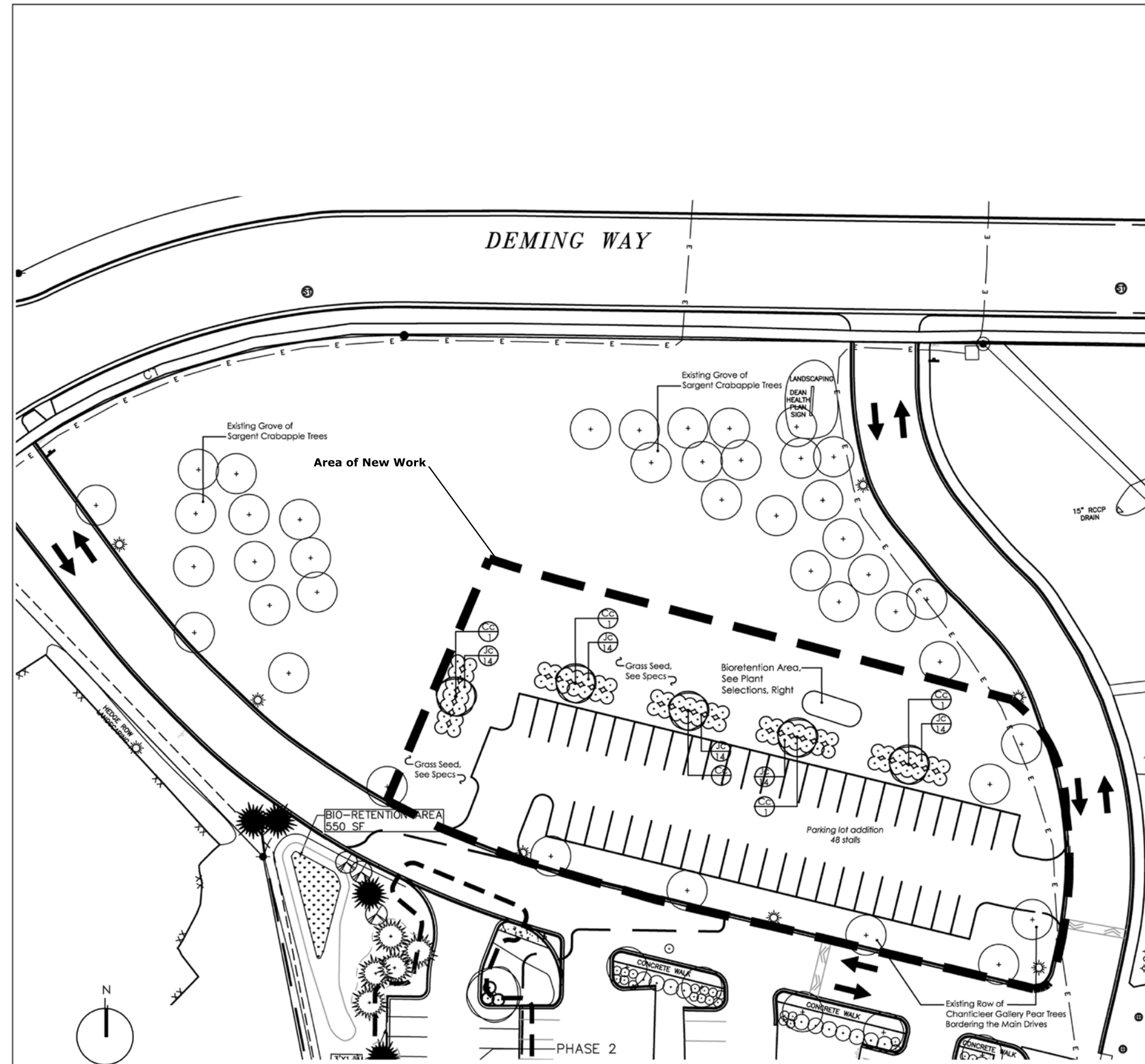
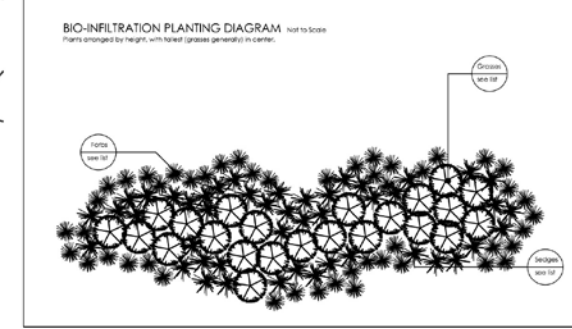
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<i>Erigeron phillyria</i>	Blue Flag Iris	plug	18" o.c.	7
<i>Helianthus scaberrimus</i>	Prairie Burning Star	plug	18" o.c.	7
<i>Isotria medeoloides</i>	Cardinal Flower	plug	24" o.c.	6
<i>Monarda fistulosa</i>	Wild Bergamot	plug	18" o.c.	7
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<i>Carex hystrix</i>	Bottlebrush Sedge	plug	18" o.c.	7
<i>Carex stricta</i>	Fox Sedge	plug	18" o.c.	7
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DEAN HEALTH PLAN  
 PARKING ADDITION

1277 DEMING WAY  
 MADISON, WISCONSIN

LANDSCAPE PLAN

PLI Project Number:	Drawing No.
Drawn By:	L 101A

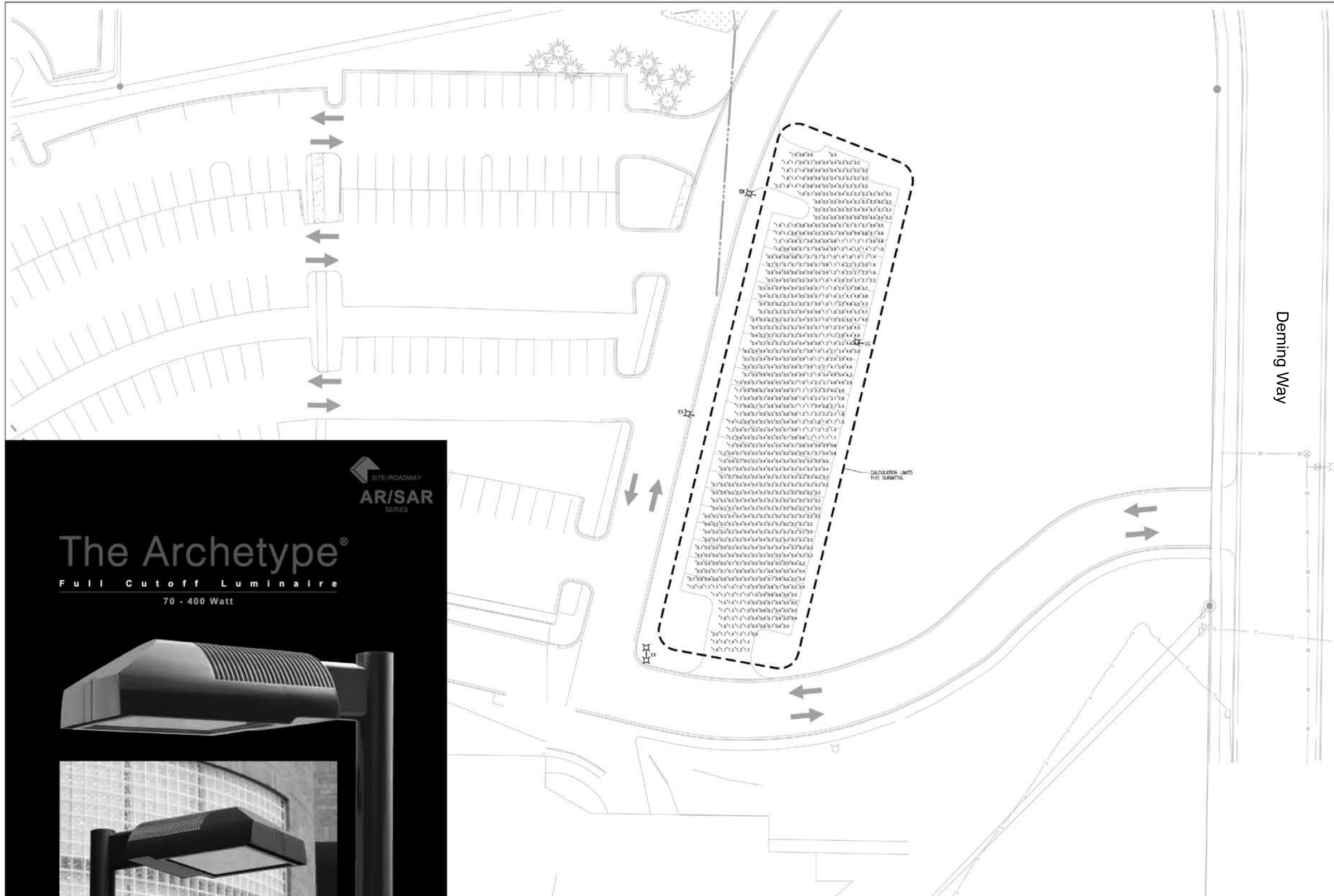


Consultants:

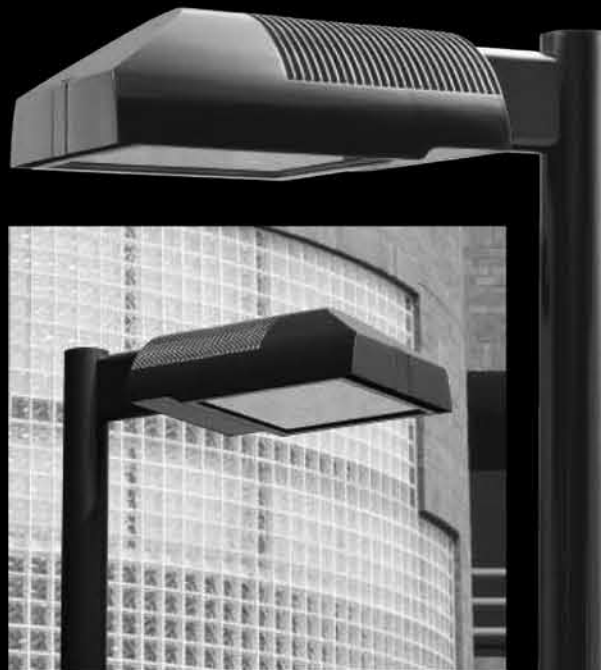
**JDR**  
ENGINEERING, INC.  
2939 SOUTH FISH HATCHERY RD  
SUITE 100  
MADISON, WI 53711  
ph:608.277.1728 fax:608.271.7046  
JDR Project No. 079132

Notes:

Deming Way



**The Archetype**<sup>®</sup>  
Full Cutoff Luminaire  
70 - 400 Watt



**KIM LIGHTING**

Cut Sheet of New  
Parking Lot  
Light Fixture  
(to Match Existing)

**1 SITE PLAN - ELECTRICAL**  
E001 SCALE: 1"=80'-0"



**FUTURE SCHEDULE**

EX - EXISTING KIM ARCHETYPE, 250W MH, TYPE 3 DIST.  
OC - NEW KIM ARCHETYPE, 250W MH, TYPE 2 DIST. 14'0" POLE ON 3'0" BASE.

**FINISHING ACCORD RESULTS:**  
AVG: 0.9 MAX: 0.5 MIN: 0.2 AVERAGE: 4.71

Date	Issuance/Revisions	Symbol
03/12/08	PLANNING AND ZONING	

**DEAN HEALTH PLAN  
PARKING ADDITION**

1277 DEMING WAY  
MADISON, WISCONSIN

**SITE PLAN -  
ELECTRICAL**

Project Number: Drawing No.

**E001**

Drawn By:  
JDR