

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

AGENDA ITEM # _____
Project # _____

	Action Requested
DATE SUBMITTED: <u>FEB. 14, 2007</u>	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>FEB. 21, 2007</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 910 WEST WINGED DOWIE, MADISON WI 53715

ALDERMANIC DISTRICT: 13TH

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
MIKE FELKER BRENDAN KRESS
STRAND ASSOCIATES, INC. STRAND ASSOCIATES, INC.

CONTACT PERSON: BRENDAN KRESS
Address: 633 WEST WISCONSIN AVE, SUITE 800
MILWAUKEE, WI 53203
Phone: 414.271.0771
Fax: 414.271.8312
E-mail address: brendan.kress@strand.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.



910 West Wingra Drive
Madison, WI 53715
Phone: 608-251-4843
Fax: 608-251-8655

February 13, 2007

Office Locations

Madison, WI
Joliet, IL
Louisville, KY
Lexington, KY
Mobile, AL
Columbus, IN
Lancaster, OH
Indianapolis, IN
Milwaukee, WI
Cincinnati, OH

City of Madison Planning & Development
c/o Members of the Plan Commission
215 Martin Luther King, Jr. Boulevard, Room LL100
Madison WI 53703

Re: Letter of Intent–Rev 1
Strand Associates, Inc. PUD/SIP

www.strand.com

Dear Members of the Plan Commission:

Strand Associates Inc. is a multidiscipline consulting engineering firm. Our corporate headquarters are located at 910 West Wingra Drive. We are proposing to add to our existing facility.

We currently have a two-story office building with a partial basement. The building is supported on steel pilings. Our employee parking lot is located across Wingra Creek on Plaenert Drive. There are five single-family homes west of our building that we own. The five homes are the only residential structures on the land bounded by Fish Hatchery Road, South Street, Wingra Drive, and Appleton Street. We are proposing to demolish or relocate three of the homes for the current project. We have contacted Dennis Childs of Heritage Movers to explore the potential for relocating the homes. All three have suffered settlement-related damage as well as water damage over the years because of poor soil conditions. We are providing photographs and an assessment for each house for your information. A temporary surface lot owned by St. Mary's Hospital is adjacent to the north side of our facility.

We are planning to begin construction in June 2007 and anticipate completion by the end of 2008.

We will be competitively bidding the project. All design will be provided by our own architectural and engineering staffs. Our lead architects are Brendan Kress, AIA, and J. Eric Urtes, AIA. Our staff will also provide survey services. Michael C. Felker, P.E., is our project contact.

The existing and proposed building will be used for professional offices. The two existing single-family homes along Fish Hatchery Road will be rental units until future expansions of the office are proposed.

The existing building has 53,267 square feet. The proposed addition contains 39,865 square feet.



City of Madison Planning & Development
c/o Members of the Plan Commission
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The existing building has 40,450 square feet of office space and 12,817 square feet of basement records storage. The proposed addition contains 36,765 square feet of office space and 3,100 square feet of basement.

The existing building currently has 170 employees. The proposed addition will accommodate approximately 110 additional employees.

We are proposing to build a gathering space within the addition that will be classified as an assembly area. It will accommodate 187 individuals according to the State building code. It will be used as our lunch room and for employee meetings.

We currently have 161 parking spaces in our employee lot on Plaenert Drive. We have the potential to add 50 more by adding paved surface to this lot. We are not planning to modify our parking lot at this time. We propose to continue to maintain vehicle counts and to provide this information to City staff twice each year. We will add to the parking lot when required. Our currently observed maximum vehicle count is 105 over the past two years.

We have a parking lot adjacent to the building that has a loading area that will accommodate a WB50 semitrailer and four automobiles. We are proposing to maintain this lot.

Office hours are 8 A.M. to 5 P.M., Monday through Friday. Employees work beyond these hours as needed.

Our site is 189,090 square feet. This includes the property on Wingra Drive and on Plaenert Drive.

Our trash removal is in an enclosure in our lot adjacent to the building. We propose to maintain this enclosure. We contract out our snow removal.

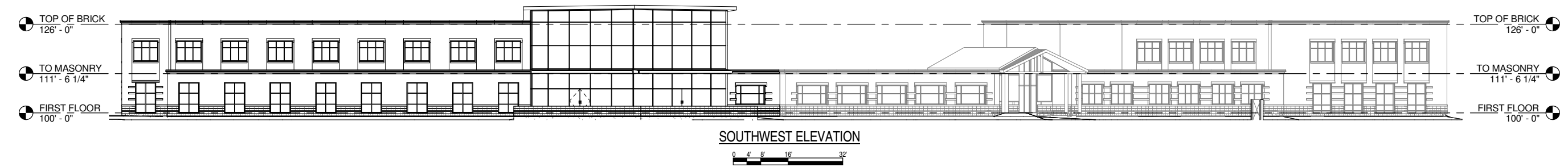
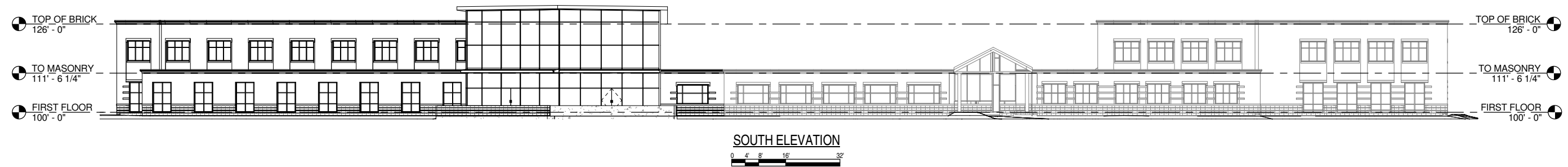
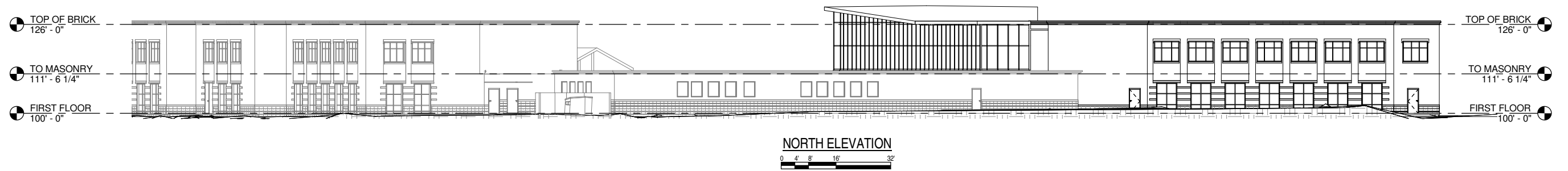
Thank you for considering our request for rezoning.

Sincerely,

STRAND ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Michael C. Felker'.

Michael C. Felker, P.E.
Vice President



NO.	REVISIONS	DATE:

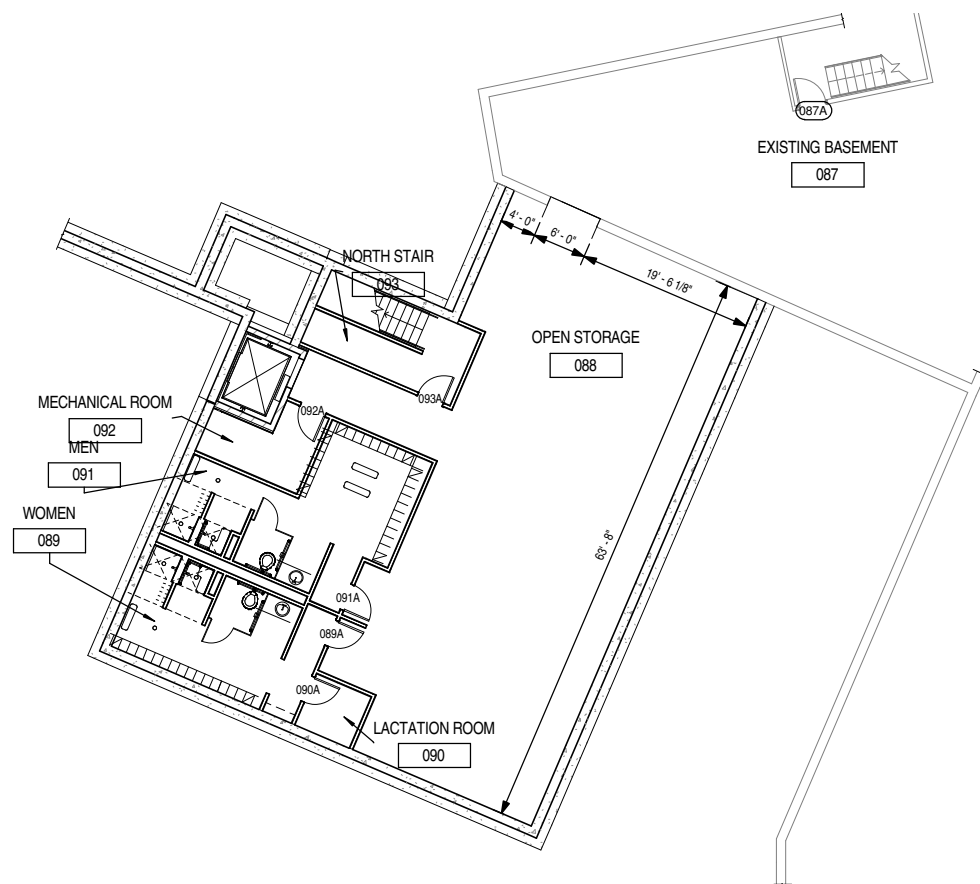
DATE: _____
 DES. BY: _____
 CHK. BY: _____
 RECORD DRAWING
 BY: _____
 DATE: _____
 CONTRACTOR: _____

OVERALL ELEVATIONS
 OFFICE BUILDING EXPANSION
 STRAND ASSOCIATES, INC.
 910 WEST WINGRA DRIVE
 MADISON, WISCONSIN

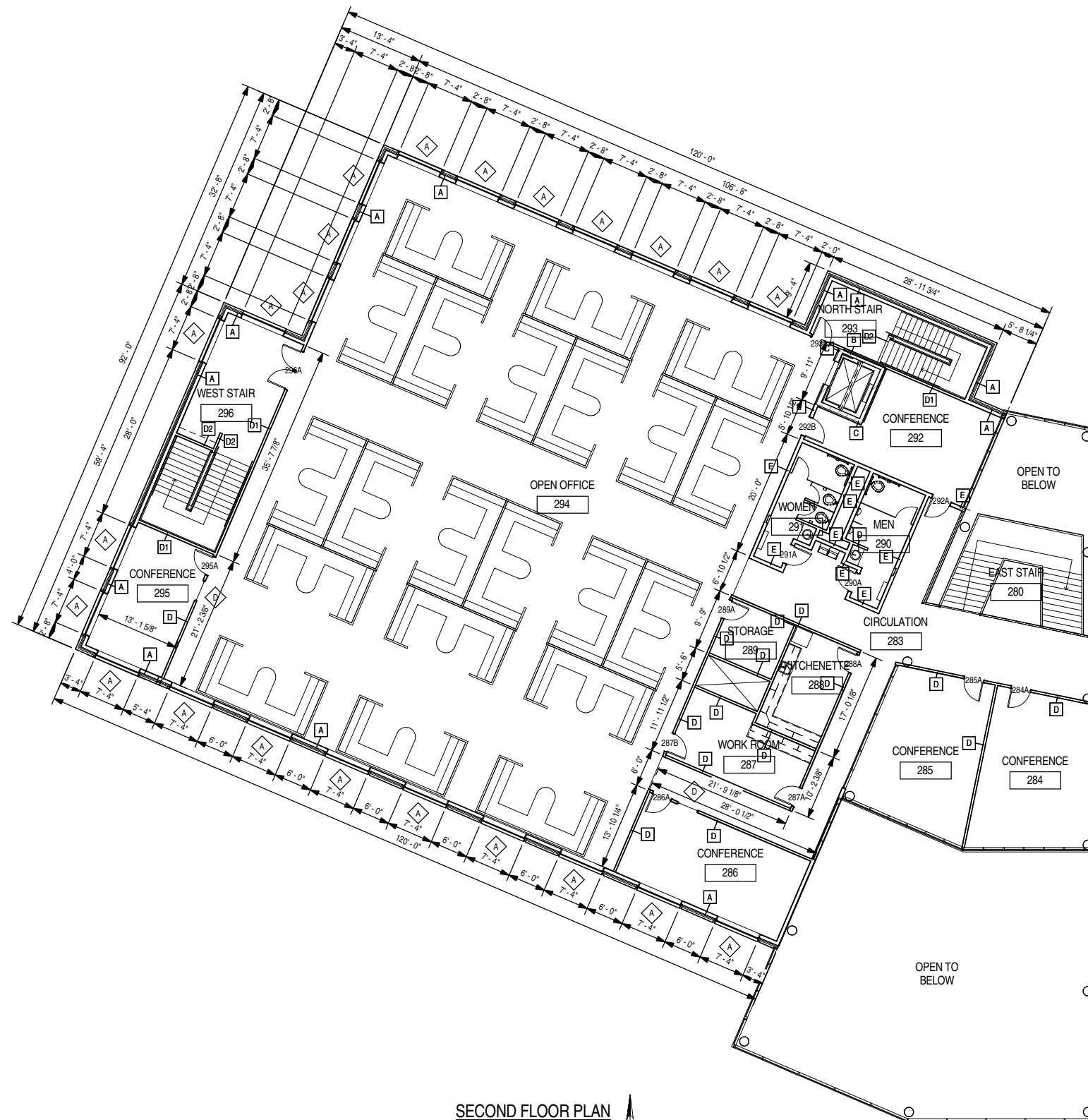


SHEET
10

JOB NO. 1-001-950



PARTIAL BASEMENT PLAN
 0 2' 4' 8' 16'



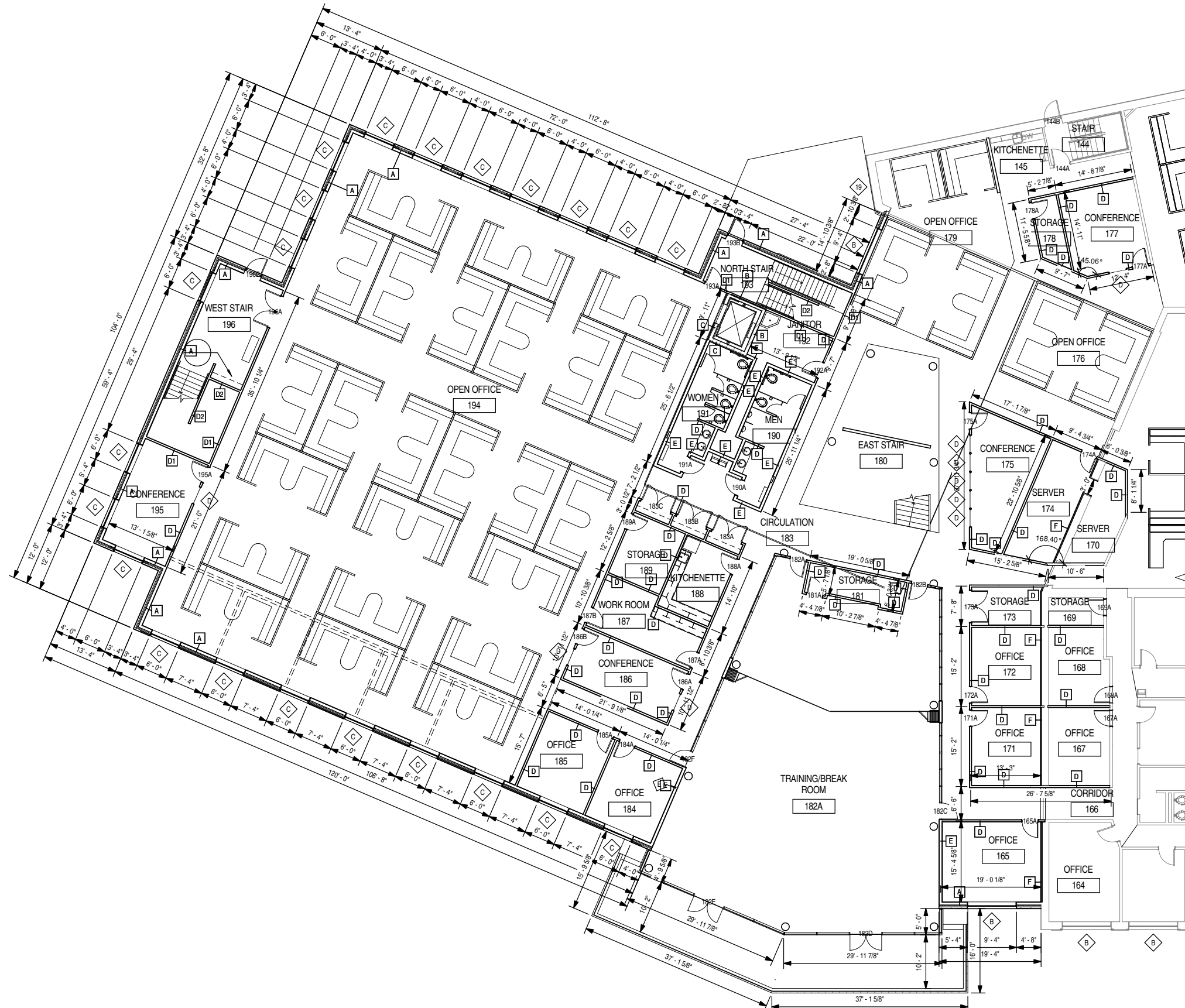
SECOND FLOOR PLAN
 0 2' 4' 8' 16'

NO.	REVISIONS	DATE:

DATE: DES. BY: CHK. BY: RECORD DRAWING BY: DATE: CONTRACTOR:

PARTIAL BASEMENT AND SECOND FLOOR PLAN
 OFFICE BUILDING EXPANSION
 STRAND ASSOCIATES, INC.
 910 WEST WINGRA DRIVE
 MADISON, WISCONSIN





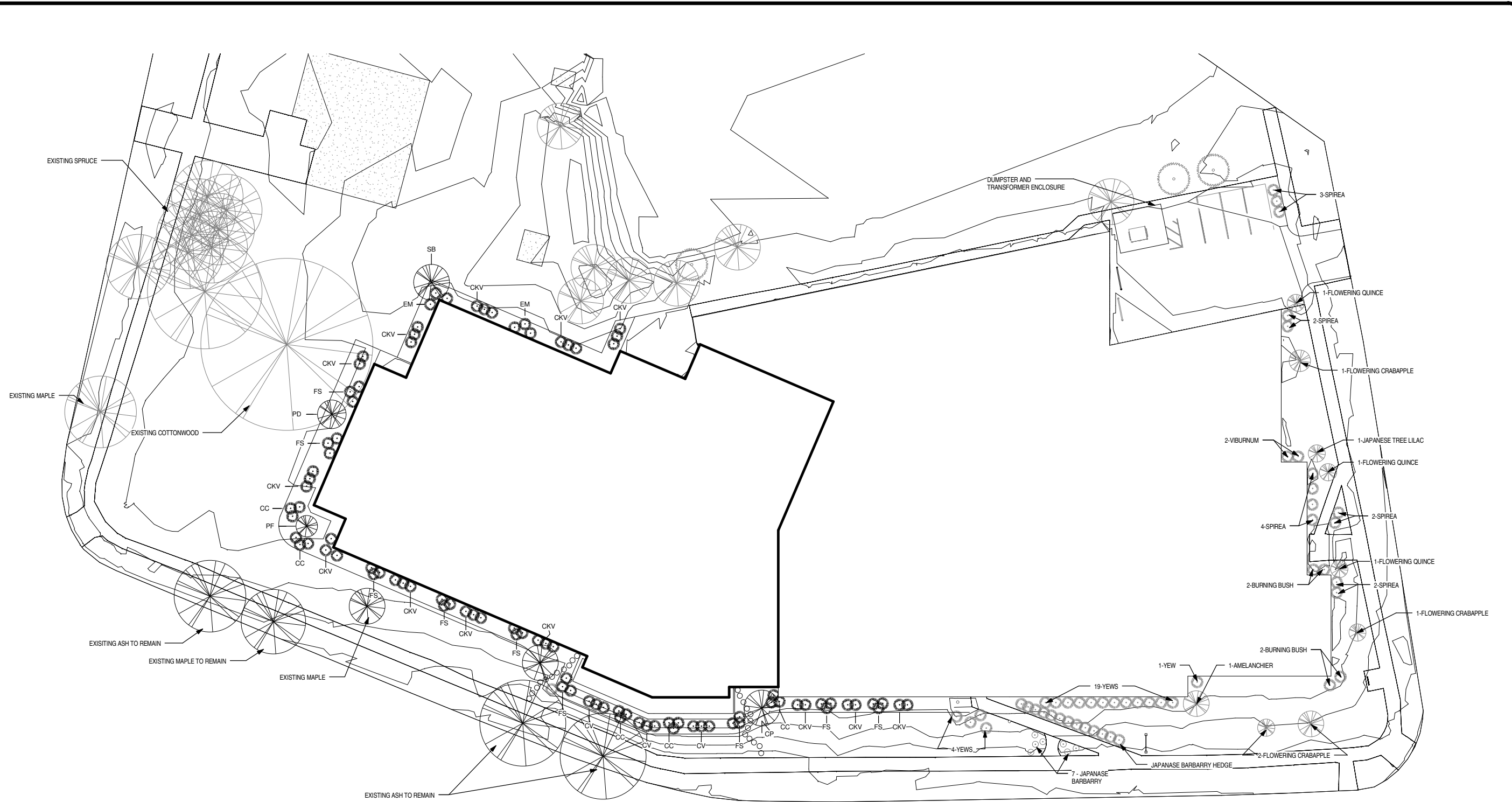
FIRST FLOOR PLAN
 0 2' 4' 8' 16'

NO.	REVISIONS	DATE:

DATE: _____
 DES. BY: _____ CHK. BY: _____
 RECORD DRAWING
 BY: _____ DATE: _____
 CONTRACTOR: _____

FIRST FLOOR PLAN
 OFFICE BUILDING EXPANSION
 STRAND ASSOCIATES, INC.
 910 WEST WINGRA DRIVE
 MADISON, WISCONSIN





LANDSCAPING PLAN
 0 5' 10' 20' 40'

PLANT DATA CHART (SHRUBS)														
PLANT CODE	COMMON NAME	SCIENTIFIC NAME	TYPE	ZONE	AVG. MATURE HEIGHT	AVG. MATURE WIDTH	SIZE WHEN PLANTED	ROOT ZONE MODE	MINIMUM SIZE			FERT. PACK. REQ'D		
									MIN. CONT. SIZE	MIN. CONT. DEPTH	ROOT SPREAD		MIN. HOLE DIA.	MIN. HOLE DEPTH
CC	CRANBERRY COTONEASTER	COTONEASTER APICULATUS	S3	4	2-3'	3-6'	24"	POT	12"	9"	--	24"	9"	2
FS	SPIREA	FRITSCHIANA SPIRAEA	S3	4	2-3'	2-3'	18"	POT	12"	9"	--	24"	9"	2
EM	EMERALD MOUND HONEYSUCKLE	LONICERA XYLOSTEUM 'EMERALD MOUND'	S3	4	3-5'	3-5'	24"	POT	12"	9"	--	24"	9"	2
CKV	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII 'COMPACTUM'	S3	4	3-4'	3-4'	24"	POT	12"	9"	--	24"	9"	2
CV	DWARF EUROPEAN CRANBERRYBUSH VIBURNUM	VIBURNUM OPULUS 'NANUM'	S3	3	5'	4'	36"	B&B	16"	12"	--	28"	12"	2

PLANT DATA CHART (TREES)														
PLANT CODE	COMMON NAME	SCIENTIFIC NAME	TYPE	ZONE	AVG. MATURE HEIGHT	AVG. MATURE WIDTH	SIZE WHEN PLANTED	ROOT ZONE MODE	MINIMUM SIZE			FERT. PACK. REQ'D		
									MIN. CONT. SIZE	MIN. CONT. DEPTH	ROOT SPREAD		MIN. HOLE DIA.	MIN. HOLE DEPTH
SB	PRINCE CHARLES SERVICEBERRY	AMELANCHIER LAEVIN PRINCE CHARLES	S3	4	25'	15'	6 HT.	B&B	18"	14"	--	30"	14"	2
PD	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	T4	3	20'	30'	8'	B&B	22"	15"	--	34"	15"	3
PF	PRAIRIE FIRE CRABAPPLE	MALLUS PRAIRIE FIRE	T3	4	15'	15'	2' CAL.	B&B	24"	14"	--	36"	14"	3
CP	CALLERY PEAR	PYRUS CALLERYANA 'AUTUMN BLAZE'	T3	3	25'	25'	2' CAL.	B&B	24"	14"	--	36"	14"	3

NO.	REVISIONS	DATE:

DATE: _____
 DES. BY: _____ CHK. BY: _____
 RECORD DRAWING
 BY: _____ DATE: _____
 CONTRACTOR: _____

LANDSCAPING PLAN
 OFFICE BUILDING EXPANSION
 STRAND ASSOCIATES, INC.
 910 WEST WINGRA DRIVE
 MADISON, WISCONSIN



S:\@SA\001--050\001\950\Facilities\Madison\2007 Expansion\Revit\Madison Expansion Option 2.rvt



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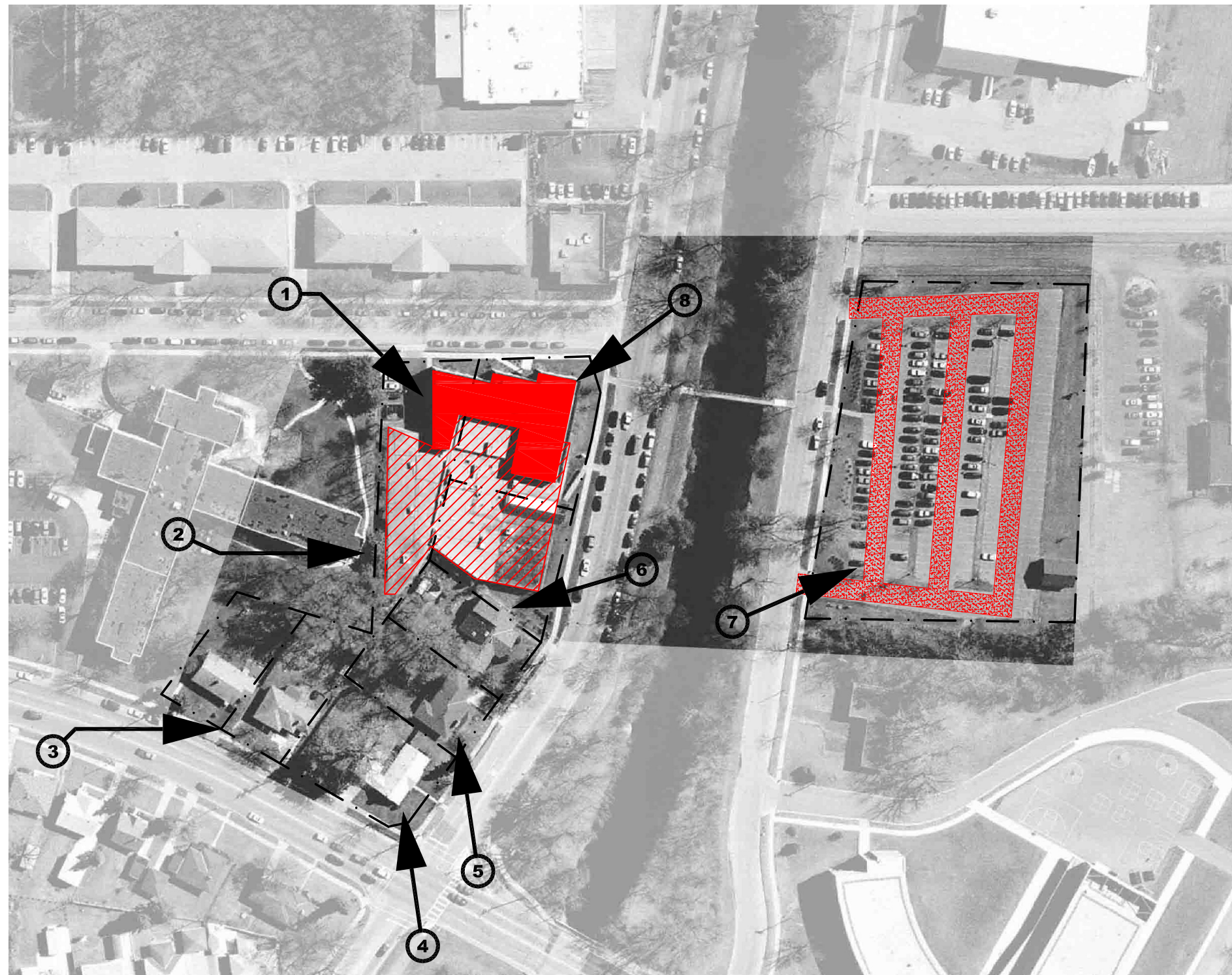
2



3



4



8



7



6



5

EXISTING SITE PLAN
 0 16' 32' 64' 128'

EXISTING SQUARE FOOTAGE TOTALS

1ST FLOOR	31,340 SF
2ND FLOOR	9,110 SF
PARKING	
161 STALLS	

NO.	REVISIONS	DATE

DATE:	DES. BY:	CHK. BY:

EXISTING SITE PLAN
 OFFICE BUILDING EXPANSION
 STRAND ASSOCIATE, INC.
 910 WEST WINGRA DRIVE
 MADISON, WISCONSIN



Zoning Text
Strand Associates Inc.
910 West Wingra Drive

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. Statement of Purpose: This zoning district is established to allow for the construction of additional office building.
- B. Permitted Uses:
 - 1. Office building and exiting single family residential.
 - 2. Uses accessory to permitted uses as listed above.
- C. Lot Area: As stated in Exhibit A, attached hereto.
- D. Floor Area Ratio:
 - 1. Maximum floor area ratio permitted is 3.0.
 - 2. Maximum building height shall be 3 stories.
- E. Yard Requirements: Yard areas will be as shown on approved plans.
- F. Landscaping: Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking: Accessory off-street parking and loading will be provided as shown on the approved plans.
- H. Lighting: Site lighting will be provided as shown on the approved plans.
- I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the C2 district.
- J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R1 zoning district.
- K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.