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DEVELOPMENT • ENVIRONMENTAL

July 30, 2008

Al Martin
City of Madison
Department of Planning and Development
215 Martin Luther King Jr. Blvd.
Room LL100
Madison, Wisconsin 53703

Re: Hooper EPD Building & Pipe Fabrication Shop Addition
Urban Design Commission Review Request

Hooper Corporation, located along Pennsylvania Avenue, is proposing to expand their facility. The existing site, which totals 13.5 acres in size, is made up of 13 existing buildings. It is proposed to completely demolish four existing accessory buildings located at 2080, 2098, 2132, and 2138 Pennsylvania Avenue and to remove the existing loading docks from the existing building located at 2180 Pennsylvania Avenue. Building additions will be made to two existing buildings - 2076 (Pipe Fabrication Shop) and 2180 (EPD Building) Pennsylvania Avenue. The proposed additions will increase the building footprint of 2076 from about 9,100 square feet to about 16,500 square feet and of 2180 from about 8,800 square feet to about 29,700 square feet. The areas formerly occupied by these accessory buildings that will not be part of the proposed building additions will be converted to pavement and green space. The property is located in an M-1 zoning district, as well as Urban Design District 4, and the proposed additions comply with the corresponding zoning requirements.

This project is a design-build project with a rather aggressive schedule. A previous submittal on July 16, 2008 requested to be put on the Urban Design Commission agenda for a Public Hearing and Final Approval and/or Recommendation on August 6, 2008. The application for UDC Review and Approval as well as the \$300 application fee were both included with the previous submittal. Included with this submittal are the documents required for Final Approval and/or Recommendation, taking into account review comments made by the UDC during our informational presentation on July 23, 2008.

Accompanying this letter are the following items:

Application for Urban Design Commission Review and Approval	14 Copies
Project Location Map	14 Copies
Overall Existing Site Plan	14 Copies
Overall Demolition Plan	14 Copies
Overall Proposed Site Plan	14 Copies
Landscape Plan	14 Copies
Building Elevations	14 Copies

Offices in Illinois, Iowa, Minnesota, and Wisconsin

2901 INTERNATIONAL LANE, SUITE 300 • MADISON, WI 53704-3133
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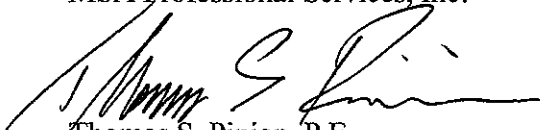
Page 2

Al Martin
July 30, 2008

Please note that information for proposed signage, lighting plan/details/photometrics, utility/HVAC equipment location and screening details, and the PUD text and letter of intent have not been provided since it is not applicable to this project.

If you have should have any questions or need any additional information relating to this project, please contact me at your earliest convenience.

Sincerely,
MSA Professional Services, Inc.



Thomas S. Pinion, P.E.
Project Manager

cc: Matthew Schultz, Vogel Bros. Building Co.
Al Szymanski, MSA Professional Services, Inc.

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

AGENDA ITEM # _____
Project # _____

	Action Requested
DATE SUBMITTED: <u>July 16, 2008</u>	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>August 6, 2008</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2076, 2080, 2098, 2132, 2138, 2180 Pennsylvania Avenue

ALDERMANIC DISTRICT: 12 - Rhodes Conway

OWNER/DEVELOPER (Partners and/or Principals) Hooper Corporation **ARCHITECT/DESIGNER/OR AGENT:** MSA Professional Services - Thomas Pinion

Vogel Bros - Matthew Schultz

CONTACT PERSON: Thomas Pinion

Address: 2901 International Lane, Suite 300

Madison, WI 53704

Phone: 608-242-7779

Fax: 608-242-5664

E-mail address: tpinion@msa-ps.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.



LAKE MENDOTA



SHERMAN AVENUE

FORDEM AVENUE

PENNSYLVANIA AVENUE

KELLIHER FIELD

DEMETRAL FIELD

NORTH 6th STREET

PROJECT LOCATION

EAST JOHNSON STREET

NORTH 1st STREET

EAST WASHINGTON AVENUE

WINNEBAGO STREET

PROJECT LOCATION MAP
 HOOPER EPD BUILDING AND PIPE FABRICATION SHOP ADDITION
 HOOPER CORPORATION
 CITY OF MADISON, WISCONSIN

PROJECT NO.: 3163000	FILE NO.	NO.	DATE	REVISION	BY
PLOT DATE: 7/20/2008	DRAWN BY: TMU				
SCALE: AS SHOWN	CHECKED BY: TSP				

FILE NO.
3163000

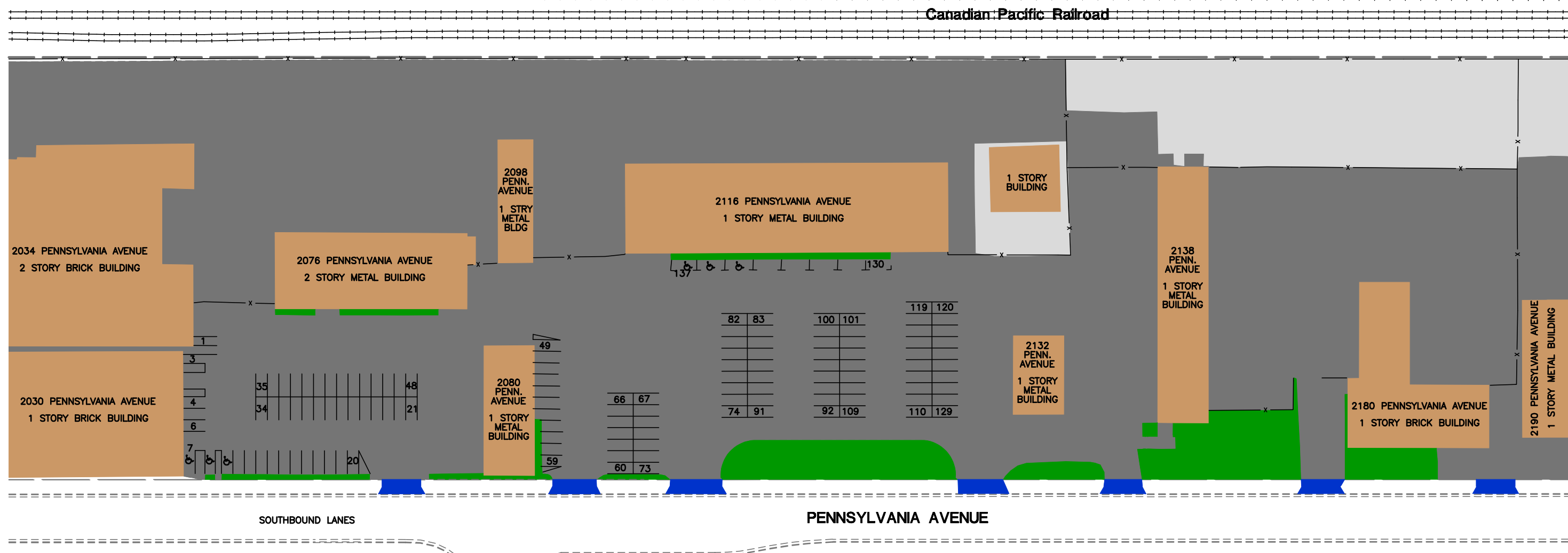
SHEET
PLM

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HOOPER EPD BUILDING AND PIPE FABRICATION SHOP ADDITION OVERALL EXISTING SITE PLAN



LEGEND

 BUILDING	94,700 SF	TOTAL IMPERVIOUS =	384,271 SF
 DRIVEWAY	2,712 SF	TOTAL GREEN SPACE =	16,965 SF
 GRAVEL	33,194 SF		
 GREEN SPACE	16,965 SF		
 PAVEMENT	253,665 SF		

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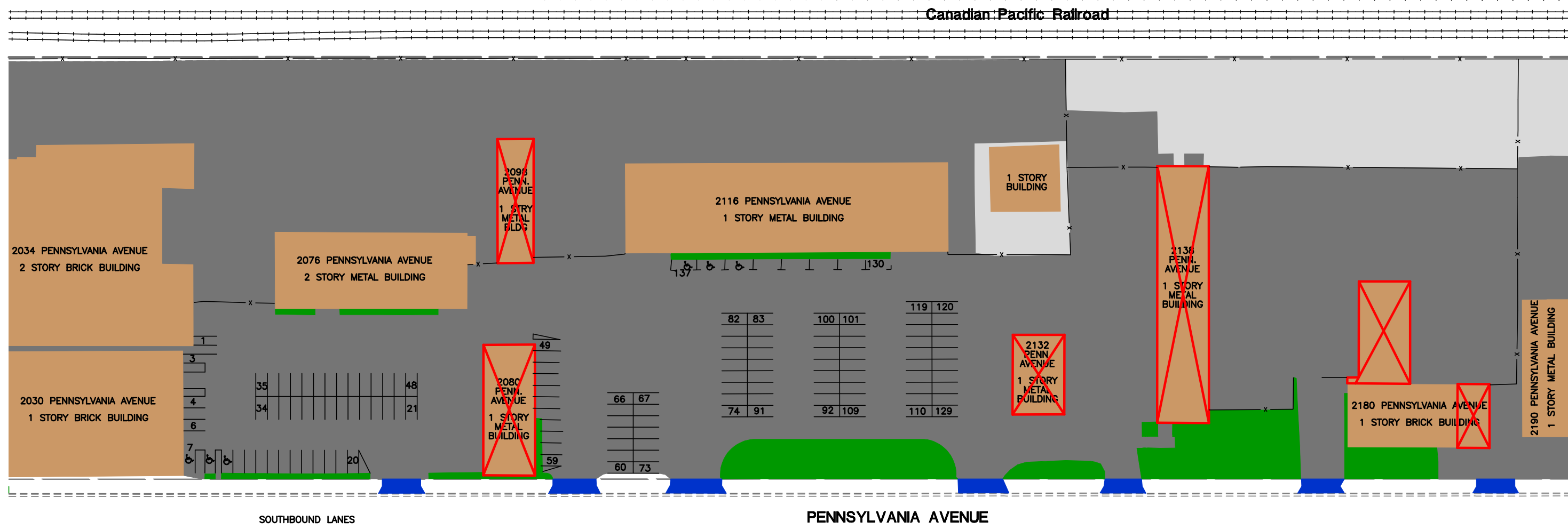
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PLOT DATE:	7/20/2008	DRAWN BY:	TJU	CHECKED BY:	TSP
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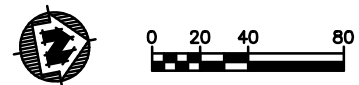
OVERALL EXISTING SITE PLAN
 HOOPER EPD BUILDING AND PIPE FABRICATION SHOP ADDITION
 HOOPER CORPORATION
 CITY OF MADISON, WISCONSIN

SHEET
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HOOPER EPD BUILDING AND PIPE FABRICATION SHOP ADDITION OVERALL DEMOLITION PLAN



- LEGEND**
- BUILDING TO BE DEMOLISHED
 - BUILDING TO REMAIN
 - DRIVEWAY
 - GRAVEL
 - GREEN SPACE
 - PAVEMENT



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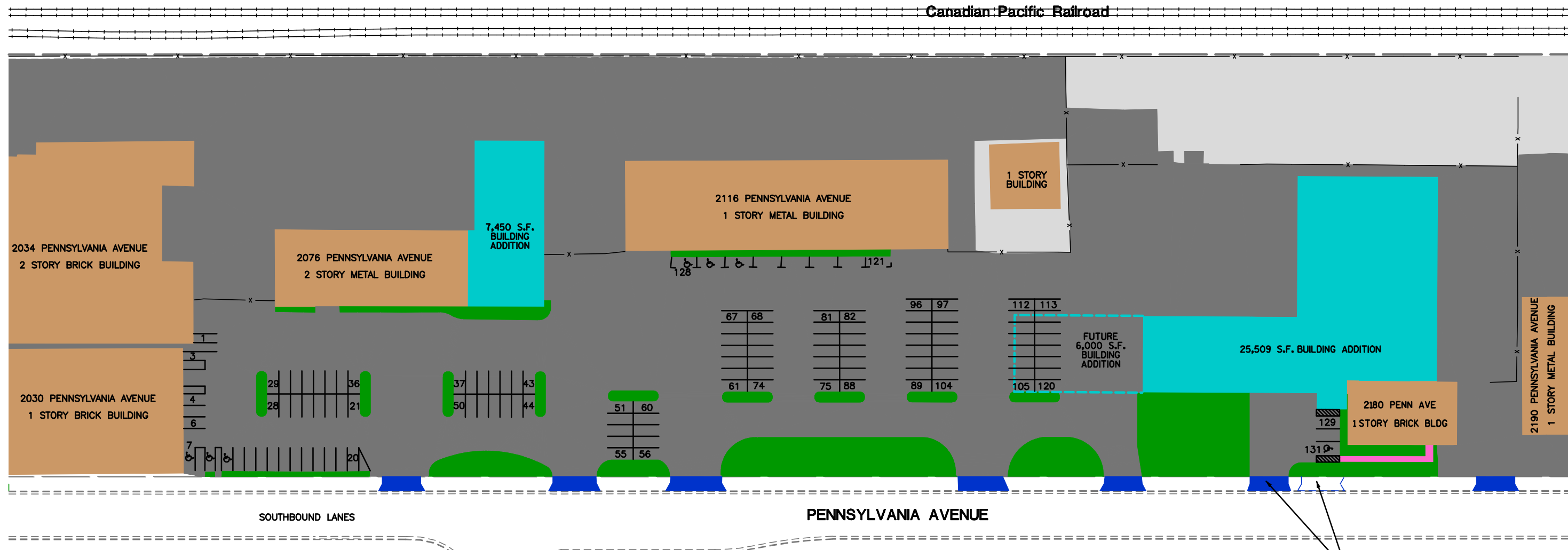
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BY:	
DATE:	

OVERALL DEMOLITION PLAN
 HOOPER EPD BUILDING AND PIPE FABRICATION SHOP ADDITION
 HOOPER CORPORATION
 CITY OF MADISON, WISCONSIN

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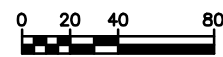
HOOPER EPD BUILDING AND PIPE FABRICATION SHOP ADDITION OVERALL PROPOSED SITE PLAN



LEGEND

- BUILDING - EXISTING
- BUILDING ADDITION - PROPOSED
- DRIVEWAY
- GRAVEL
- GREEN SPACE
- PAVEMENT
- SIDEWALK

72,611 S.F. TOTAL IMPERVIOUS = 378,063 S.F.
 32,959 S.F. TOTAL GREEN SPACE = 23,157 S.F.
 2,695 S.F. REFER TO THE LANDSCAPING PLAN FOR
 33,194 S.F. DETAILS OF LANDSCAPING FEATURES.
 23,157 S.F.
 236,184 S.F.
 420 S.F.



EXISTING DRIVEWAY TO
BE REMOVED AND
RELOCATED AS SHOWN

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OVERALL PROPOSED SITE PLAN
 HOOPER EPD BUILDING AND PIPE
 FABRICATION SHOP ADDITION
 HOOPER CORPORATION
 CITY OF MADISON, WISCONSIN

PLOT DATE: 7/20/2008
 SCALE: AS SHOWN



PLANTING KEY- Trees

Symbol	Common Name	Scientific Name	Mature Height	Planting Size	Planting Condition
AS	Autumn Spire Maple	Acer rubrum "Autumn Spire"	30'	2"	B & B
CS	Crimson Sentry maple	Acer glaberrimus "Crimson Sentry"	30'	2"	B & B
CM	Celebration Maple	Acer x freemanii "Celebration"	45'	2"	B & B
IS	Irony Silk Japanese Tree Lilac	Syringa reticulata "Irony Silk"	25'	2"	B & B
CC	Crimson Cloud Hawthorn	Crataegus laevigata "Supercid"	15'	1.5"	B & B
SL	Shamrock Linden	Tilia cordata "Shamrock"	40'	2"	B & B

* Trees planted in summer of 2008

PLANTING KEY- Shrubs

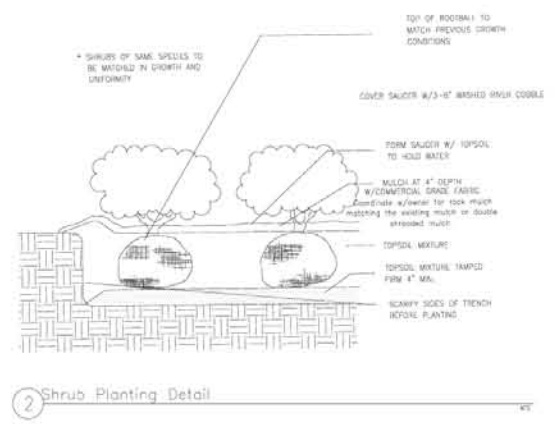
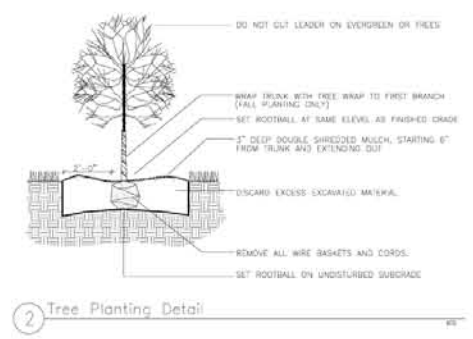
Symbol	Common Name	Scientific Name	Mature Height	Planting Size	Planting Condition
SE	Dwarf European Cranberrybush	Viburnum opulus "Nanum"	5'	24"	Potted
CS	Crisp Leaf Spirea	Spiraea x bumalda "Crisp"	3'	12"	Potted
SS	Snowmound Spirea	Spiraea japonica "Snowmound"	3'	12"	Potted

PLANTING KEY- Perennials

Symbol	Common Name	Scientific Name	Mature Height	Planting Size	Planting Condition
BE	Black Eyed Susan - Galathea	Rudbeckia hirta "Galathea"	24"	6" pot	Potted
BQ	Blue Queen Salvia	Salvia nemorosa "Blue Queen"	18"	6" pot	Potted
KF	Karl Forester Grass	Calamagrostis canadensis "Karl Forester"	3'	1 gal	Potted

PLANTING KEY- Junipers

Symbol	Common Name	Scientific Name	Mature Height	Planting Size	Planting Condition
JS	Sea Dweep Juniper	Juniperus chinensis "Sea Green"	3-4'	3 gal	Container
	Existing Canineous Shrub to remain				

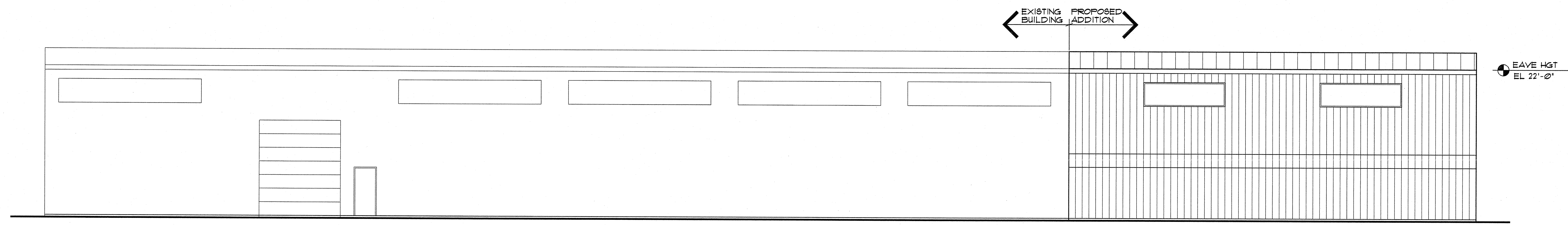


2180 Street Elevation

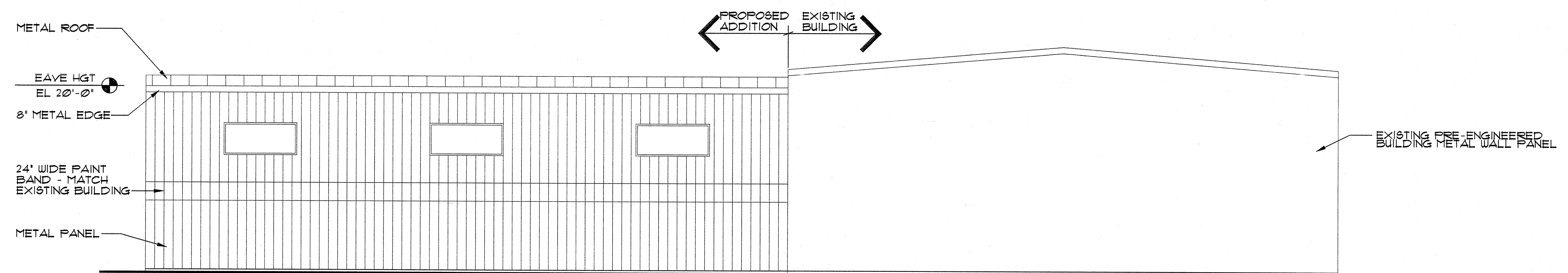


2076 Street Elevation

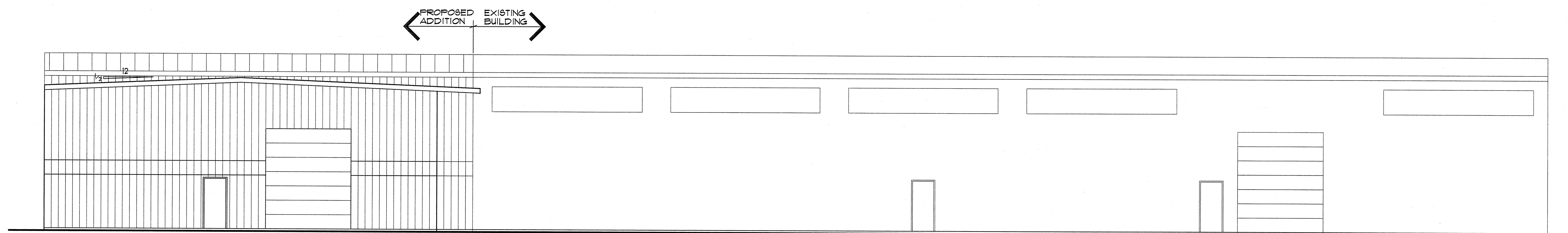




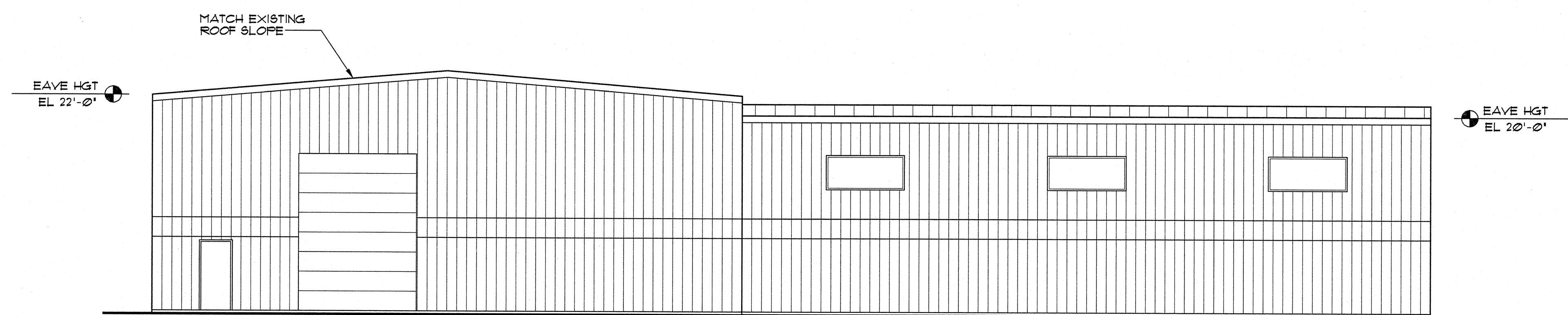
EAST ELEVATION
1/8" = 1'-0" (30x42)



SOUTH ELEVATION
1/8" = 1'-0" (30x42)



WEST ELEVATION
1/8" = 1'-0" (30x42)



NORTH ELEVATION
1/8" = 1'-0" (30x42)

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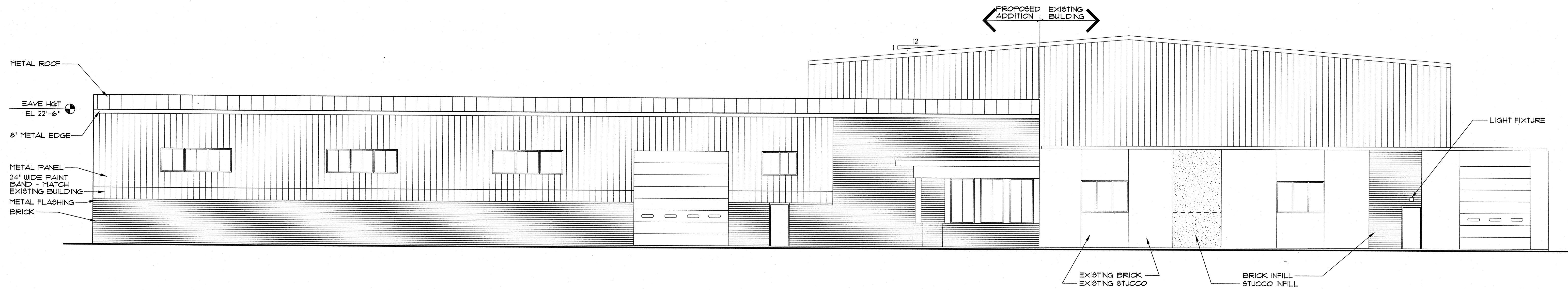
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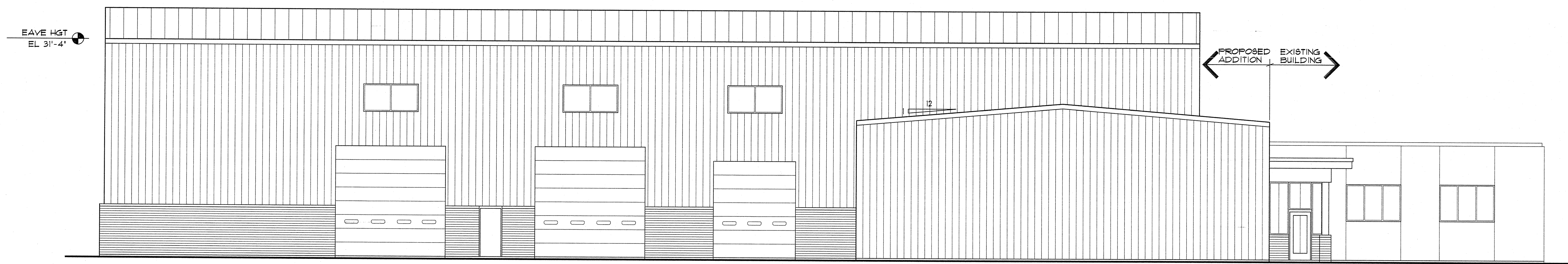
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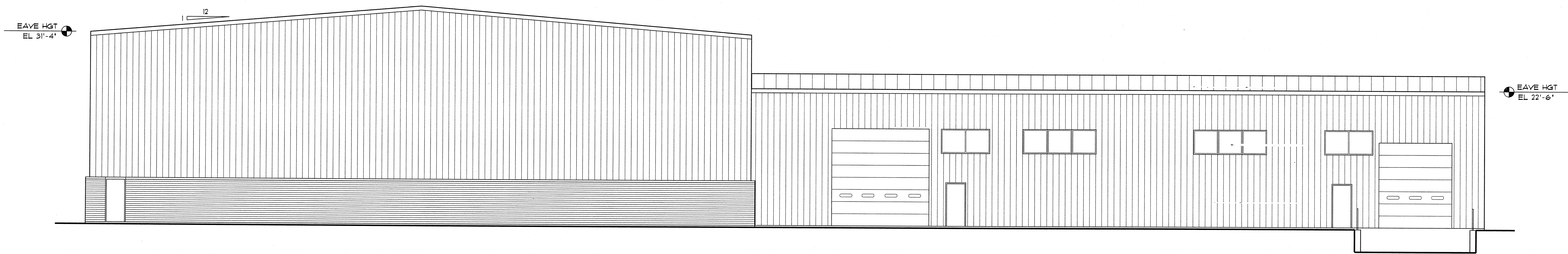
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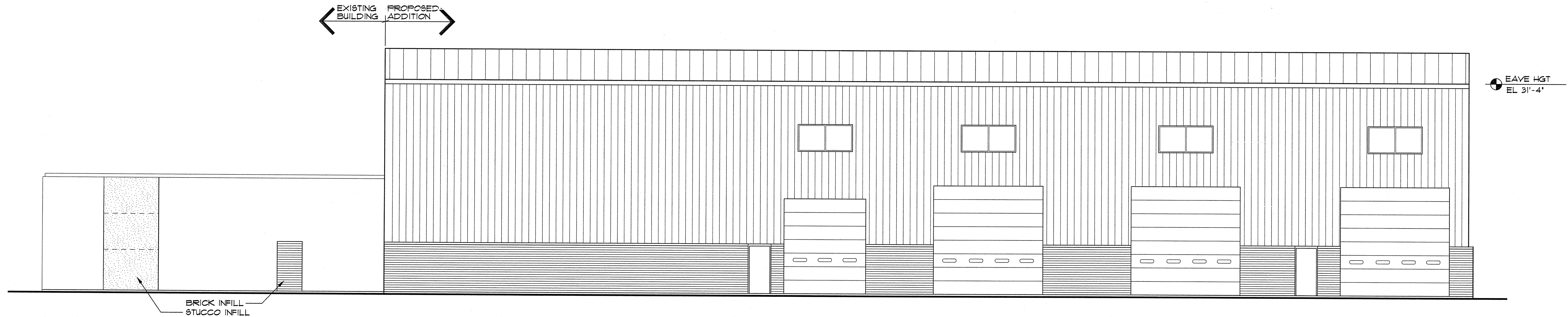
EAST ELEVATION
1/8" = 1'-0" (30x42)



SOUTH ELEVATION
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WEST ELEVATION
1/8" = 1'-0" (30x42)



NORTH ELEVATION
1/8" = 1'-0" (30x42)

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PROJECT NO.	DATE	SCALE	
R031630000	JULY 23, 2009	AS SHOWN	
CLIENT FILE NO.	PLOT DATE	DRAWN BY	CHECKED BY
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