



City of Madison

Proposed Rezoning and Preliminary and Final Plat

Project Name
CUNA Subdivision/Illumina Lot Rezone

Location
6102 Odana Road /
6001 Mineral Point Road

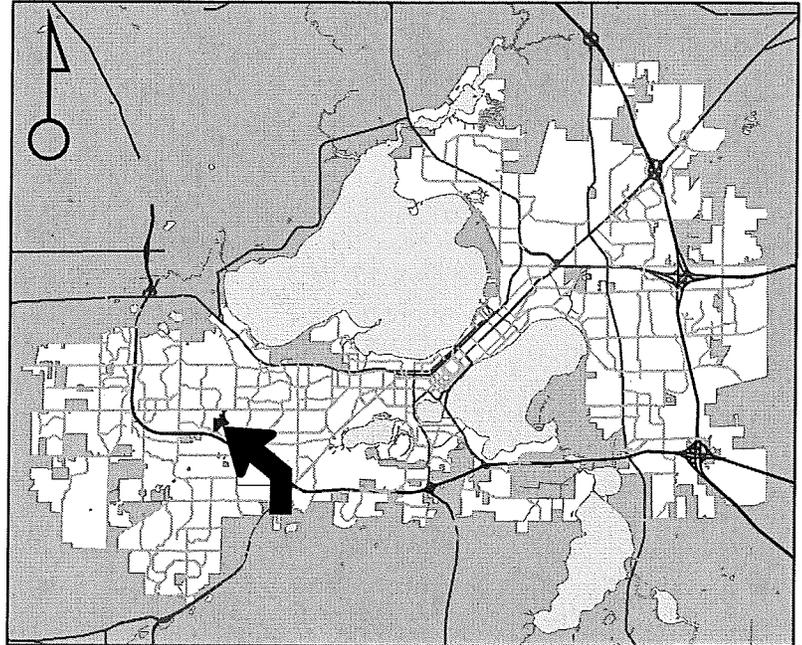
Applicant
Tom Jensen - CUNA Mutual
Investment Corporation/Ron
Klaas - D'Onofrio Kottke and Assoc.

From: MXC To: SE and MXC

Proposed Use
Preliminary plat of CUNA Lands to create four commercial lots, rezone 17 acres for future employment use, and three-lot CSM to create one lot for employment use, one lot for existing parking lot, and one lot for future development

Public Hearing Date
Plan Commission
09 January 2017

Common Council
17 January 2017



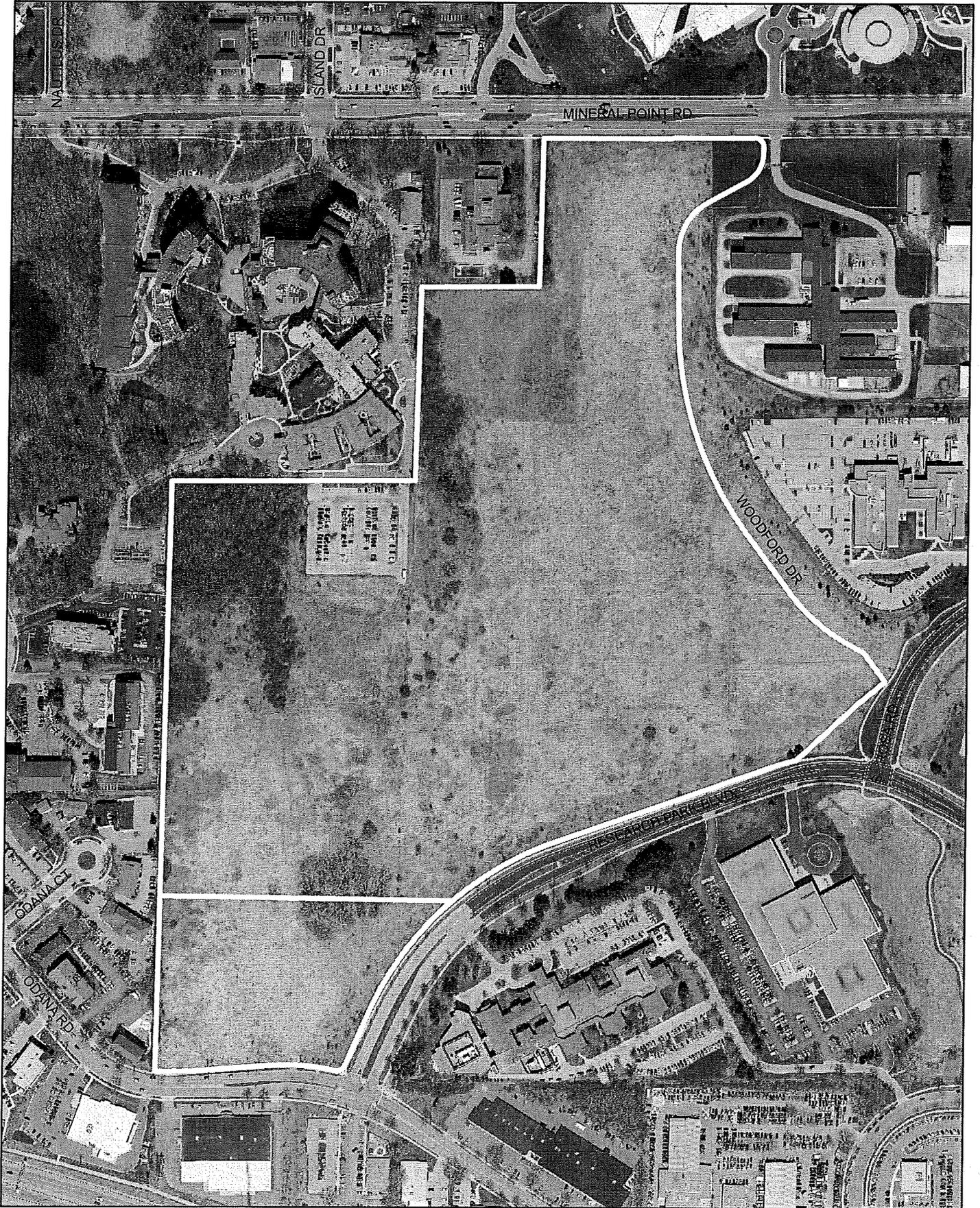
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 04 January 2017

10-11





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	<u>2,650</u> Receipt No. <u>22356</u>
Date Received	<u>12/26/14</u> <u>0002</u>
Received By	<u>JLK</u>
Parcel No.	<u>0708-251-0605-2</u>
Aldermanic District	<u>19-Mark Clear</u>
Zoning District	<u>MXC</u>
Special Requirements	<u>OK</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 6001 Mineral Point Rd. and 6102 Odana Road
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from MXC to SE
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Ron Klaas Company: D'Onofrio Kottke & Assoc.
 Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717
 Telephone: (608) 833-7530 Fax: () Email: rklaas@donofrio.cc

Project Contact Person: same as above Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Cuna Mutual Investment Corporation - Tom Jensen
 Street Address: 5910 Mineral Point Road City/State: Madison, WI Zip: 53705

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: See letter of intent

Development Schedule: Commencement _____ Completion _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Mark Clear - DAT 9/29/16

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

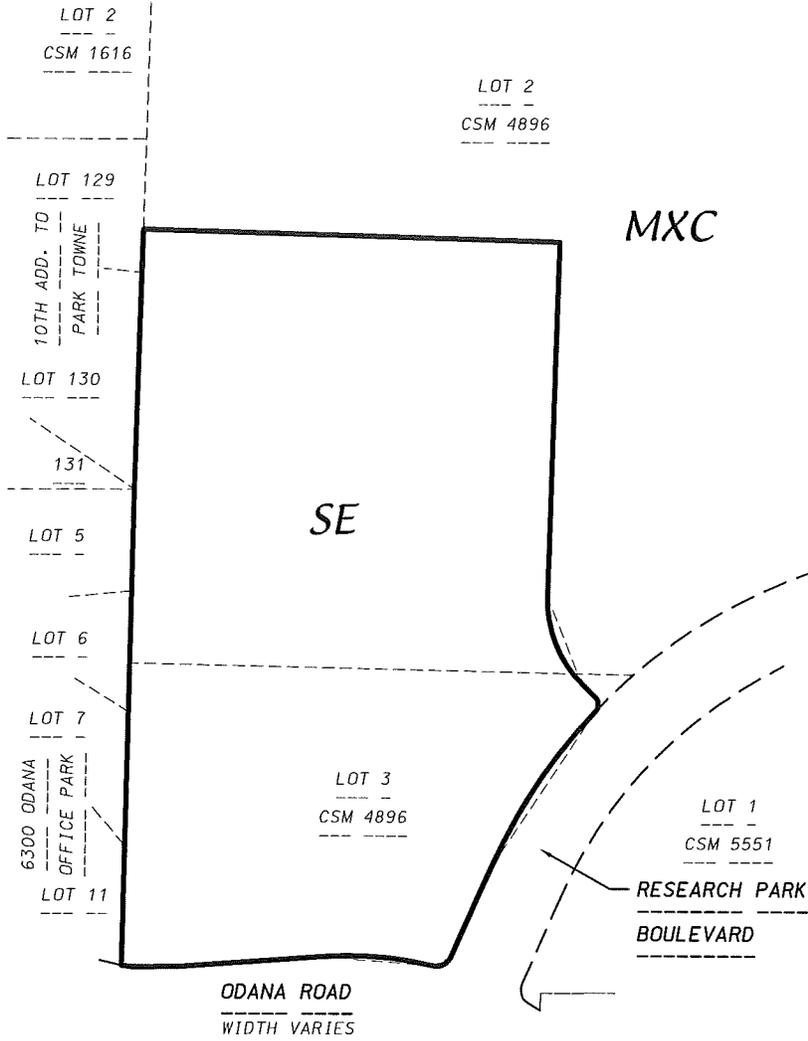
Planning Staff: DAT Date: 9/29/16 Zoning Staff: DAT Date: 9/29/16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant THOMAS C. JENSEN Relationship to Property: OWNER

Authorizing Signature of Property Owner [Signature] Date 10-25-16 10

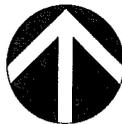
ZONING MAP



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



0 300



Scale 1" = 300'

DATE: 10-24-16

F.N.: 16-07-113

10-11

October 12, 2016

Ms. Heather Stouder
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd

Re: Letter of Intent -- CUNA subdivision of lands and rezone for Illumina Lot

Name of Project

CUNA Subdivision/Illumina Lot Rezone

General Overview

CUNA Mutual Investment Corporation ("CUNA") desires to subdivide the lands described in this application as more fully shown on the proposed certified survey map accompanying this letter of intent. Upon such subdivision, CUNA intends to (i) sell the approximately 17 acre lot (the "Illumina Lot") adjacent to the University Research Park to GCDR Research, LLC ("General Capital"); (ii) sell the approximately 7 acre lot to Oakwood Village (the "Oakwood Lot"); and (iii) retain the approximately 33 acres of remaining land for future development (the "CUNA Lot"). General Capital intends to construct and lease to Illumina an approximately 130,000 square foot facility on the Illumina Lot (the "Illumina Development"). As part of this application, CUNA and General Capital are requesting the Illumina Lot be rezoned from Mixed-Use Center District ("MXC") to Suburban Employment District ("SE"). The SE zoning will allow the Illumina Lot to match the zoning for the rest of the adjacent University Research Park lands. General Capital understands that any proposed site plan for the Illumina Lot, and related improvements, will need to comply with the underlying SE zoning requirements as well as all University Research Park design covenants and restrictions affecting the Illumina Lot. The zoning for the CUNA Lot and Oakwood Lot will remain MXC.

Construction Schedule

Construction schedule for each new lot is to be determined.

Description of Existing Conditions

The subject property is currently vacant land and is zoned Mixed-Use Center District.

Entities Involved

Property Owner: CUNA Mutual Investment Corporation
c/o MEMBERS Capital Advisors, Inc.
Attn: Thomas C. Jensen
5910 Mineral Point Road
Madison, WI 53705-4456
Email: tom.jensen@cunamutual.com

General Capital: GCDR Research, LLC
c/o General Capital Group
6938 N. Santa Monica Blvd
Fox Point, WI 53217
Attn: Steve Sirkis
(414) 228-3509
ssirkis@generalcapitalgroup.com

Civil Engineer: D'Onofrio Kottke and Associates
7530 Westward Way
Madison, WI 53717
Attn: Ron Klaas
(608) 833-7530
rklaas@donofrio.cc

Proposed Use

The anticipated use of the Illumina Lot is an approximately 130,000 square foot facility containing office and laboratory space for Illumina. The Oakwood Lot will continue to be used as a parking lot. The intended use of the CUNA Lot is not known at this time.

Gross Square Footage

The gross square footage of the building on the Illumina Lot is anticipated to be approximately 130,000 square feet. Development upon the Oakwood Lot and CUNA Lot is speculative at this time.

Operational Considerations/Exterior Building Materials/Landscaping/ Parking/ Hours of Operation

General Capital will address site plan and operational considerations of the anticipated Illumina project through compliance with the requirements for SE zoning as well as all University Research Park design covenants and restrictions affecting the Illumina Lot. The Oakwood Lot and CUNA Lot will also be addressed as those developments are proposed.

CUNA Mutual Investment Corporation

By: MEMBERS Capital Advisors, Inc.
its Registered Investment Advisor

By: 
Name: Thomas C. Jensen
Title: Managing Director



