



City of Madison

Conditional Use

Location
8017 Excelsior Drive

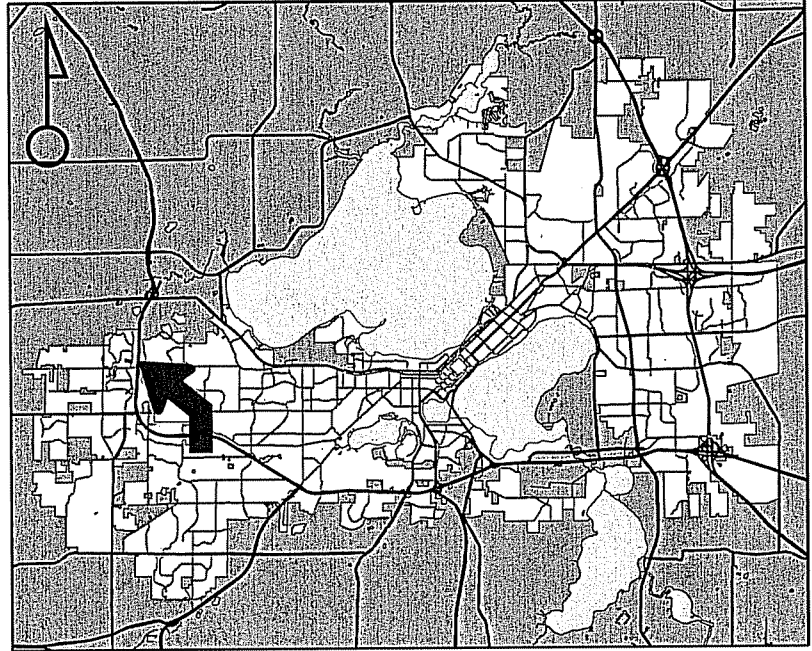
Project Name
Madison College West

Applicant
Park Centre II, LLC/
Jeremy Frommelt – Iconica

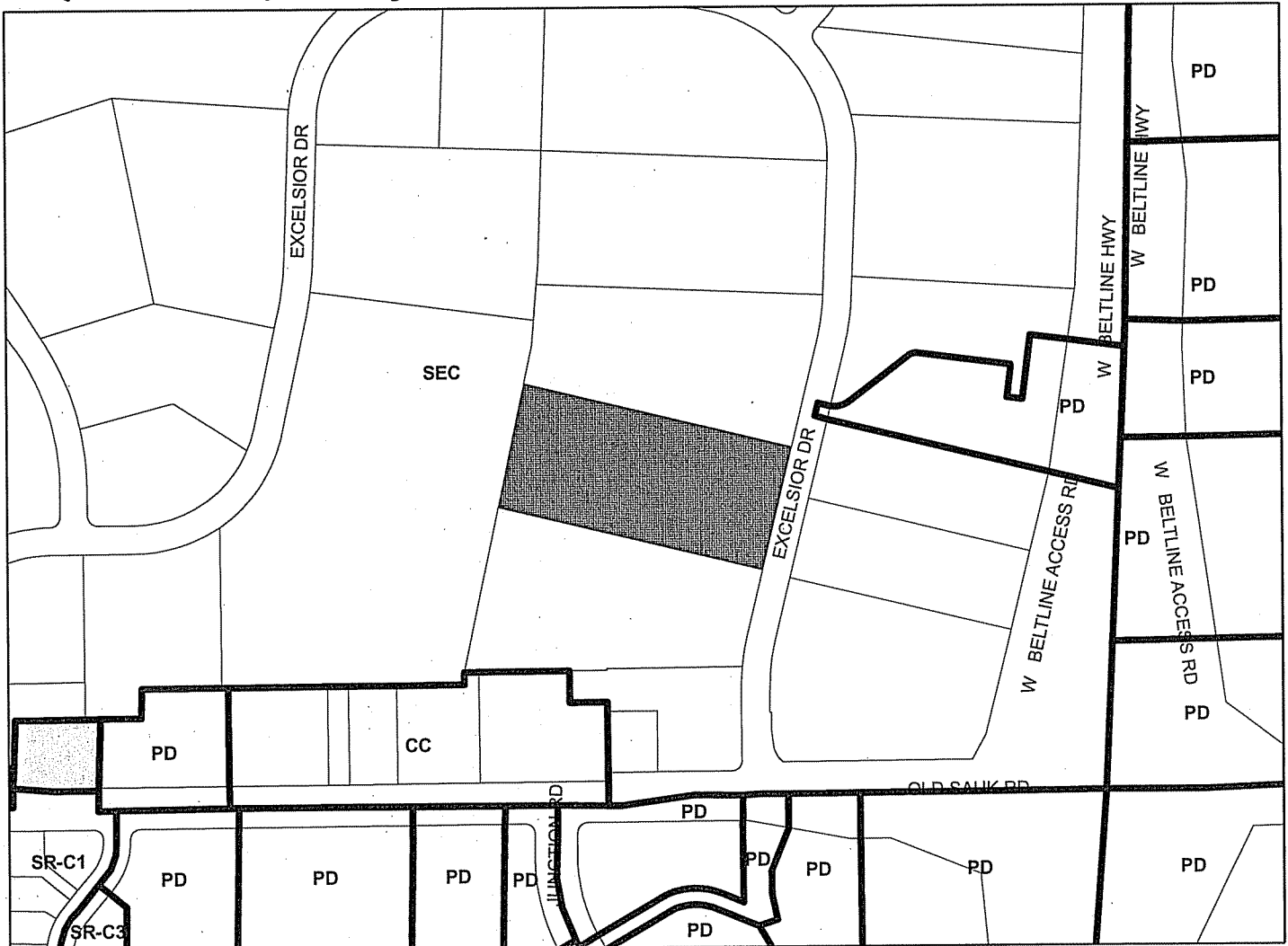
Existing Use
Existing office building

Proposed Use
Convert tenant space in existing
building into space for Madison
College in SEC zoning

Public Hearing Date
Plan Commission
07 November 2016

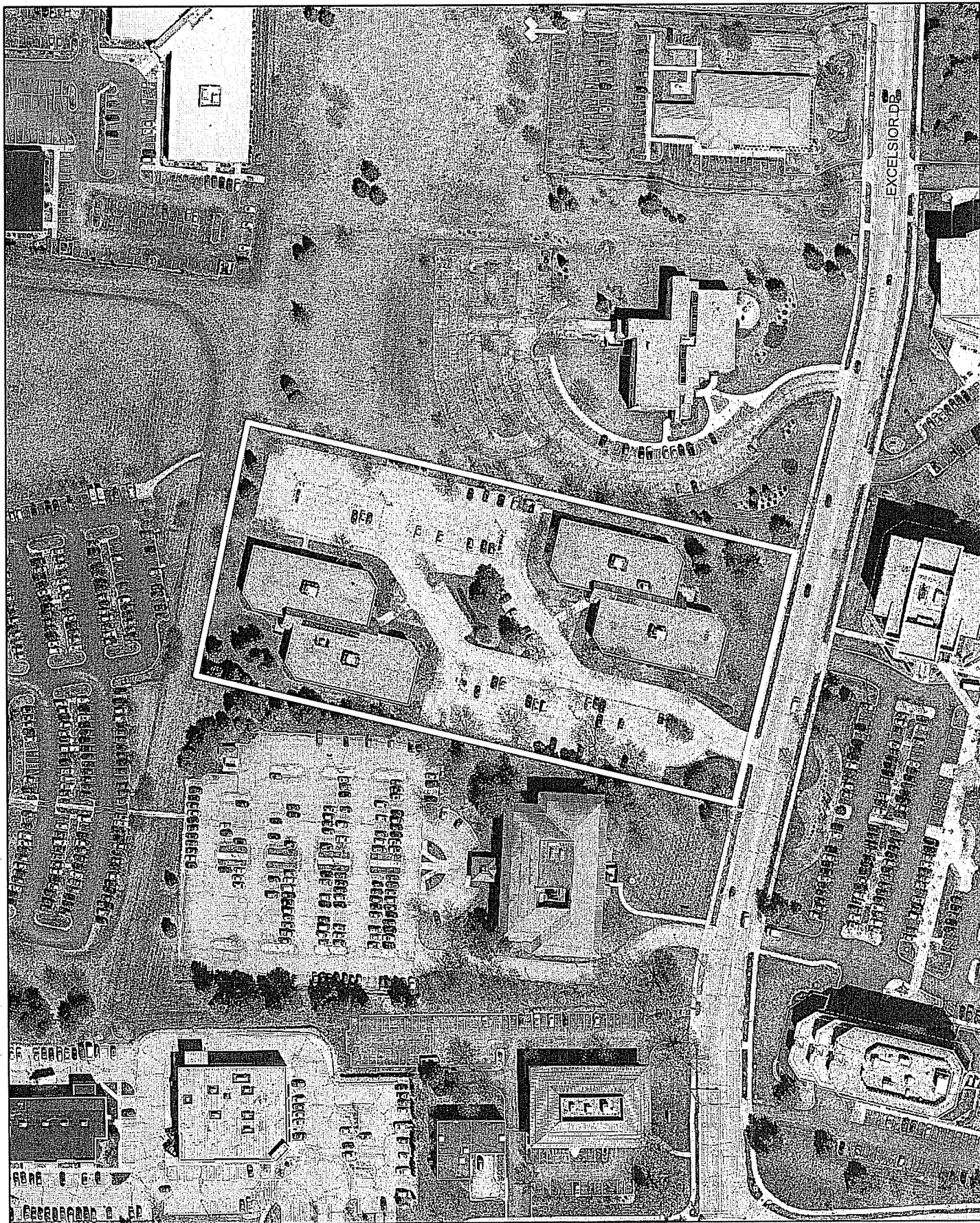


For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 01 November 2016





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 _____ Receipt No. _____

Date Received _____

Received By _____

Parcel No. _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 8017 EXCELSIOR DRIVE, MADISON WI 53717
Project Title (if any): _____

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

- Zoning Map Amendment from _____ to _____
- 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: MICHAEL STARK Company: MATC
Street Address: 1701 WRIGHT STREET City/State: MADISON, WI Zip: 53704
Telephone: (608) 246-6737 Fax: (608) 246-6731 Email: mstark@madisoncollege.edu

Project Contact Person: JEREMY FROMMELT Company: ICONICA
Street Address: 901 DENING WAY City/State: MADISON, WI Zip: 53717
Telephone: (608) 661-2500 Fax: (608) 661-2535 Email: jfrommelt@iconicacreatives.com

Property Owner (if not applicant): PARK CENTRE II, LLC
Street Address: 8040 EXCELSIOR DRIVE City/State: MADISON, WI Zip: 53717
SUITE 200

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: RENOVATION OF EXISTING VACANT TENANT SPACE TO CREATE NEW SPACE FOR MATC & 1 VACANT SPACE

Development Schedule: Commencement 9.1.16 Completion 12.1.16

5. Required Submittal Information

All Land Use applications are required to include the following:

→ land use summary table

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) *→ Existing*
 - 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:

- 2 - 11" x 17" copies*
- *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:

2 copies

- | | | |
|---|---|--|
| • 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.* *Non profit fee*

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:

WAIVER ATTACHED

→ 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: *JLV* Date: *9/19/16* Zoning Staff: *MAT* Date: *9-19-16*

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

Name of Applicant CATHY O'DONNELL Relationship to Property: OWNER REP.
 Authorizing Signature of Property Owner *Cathy O'Donnell* Date 9.20.16

September 19, 2016

Matt Tucker, Zoning Administrator
City Of Madison
215 Martin Luther King Jr. Blvd; Room LL-100
Madison WI 53701

RE: Conditional Use Permit Letter of Intent for Madison College – 8017 Excelsior Drive Location

Dear Matt,

We are providing this Letter of Intent as required as part of the Conditional Use Permit application process for Madison College to occupy space at 8017 Excelsior Drive in Old Sauk Trails Park, Madison, for their new west side campus to provide technical, arts, cooking and educational classes. This project involves the remodeling of the interior building premises as noted on the attached plans to meet the needs of Madison College.

This project will provide educational opportunities to continue to be provided on the west side of Madison in a business environment that we feel will assist in enrollment, easy access and encourage growth in the future as discussed in the Pre-Application meeting with you and Jessica Vaughn.

The following is additional information as requested to support this application:

Project Team:

- Tenant - Madison College – Mike Stark | mmstark@madisoncollege.edu
- Building Owner - Park Centre II, LLC | George Gialamas | 608-836-8000
- Property Manager - The Gialamas Company, Inc. – Cathy O'Donnell | cathy@gialamas.com | 608-836-8000
- Design/Build Firm - Iconica | Jeremy Frommelt | Jeremy.frommelt@iconica.com 608-664-3558

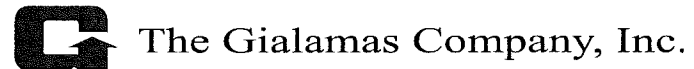
Existing Conditions: Existing 1 story commercial office building.

Project Schedule:

Currently under construction via white box permit, tenant requires occupancy by December 1, 2016 with class instruction to begin January 17, 2017.

Proposed Uses (and ft² of each):

Madison College will occupy 12, 843 RSF of the 20,310 SF building to use for education and technical training purposes.



The Gialamas Company, Inc.

Hours of Operation:

The building will be accessible to employees and students of Madison College Monday – Friday 7am to 10pm and Saturday 7am – 5pm. Class schedules are yet to be defined, but daytime classes are estimated to be approximately one-half less than the after standard business hour classes held in the evening.

Building Square Footage: Reference plans attached.

Number of Dwelling Units: Reference plans attached.

Auto and Bike Parking Stalls: Reference plans attached.

Lot Coverage and Usable Open Space Calculations: Reference plans attached.

Value of Land:

\$289,101.00

Estimated Project Cost:

\$995,000.00

Number of Construction and Full Time Equivalent Jobs Created:

No new jobs are estimated to be created to our knowledge, but jobs will be sustained.

Public Subsidy Requested:

No public subsidy is being requested for this project.

Thank you for your consideration and please contact us if you have any further questions.

Best Regards,

A handwritten signature in cursive script, appearing to read 'Catharine O'Donnell'.

Catharine O'Donnell
Operations Manager

C: Jessica Vaughn, AICP Development Project Planner, City of Madison
George Gialamas, CEO, The Gialamas Company, Inc.
Andrew Van Haren, Vice President, The Gialamas Company Inc.
Jeremy Frommelt, Architectural Director, Iconica

September 13, 2016

Alder Paul E. Skidmore
City of Madison

Dear Paul,

We are requesting that you provide your approval to waive your 30 (thirty) day right for review on submission of a Conditional Use Permit to the City of Madison for a proposed project for Madison College (MATC), details noted below:

LOCATION:

- 8017 Excelsior Drive, Madison, WI 53717 (Located in Old Sauk Trails Park)
- Zoned as SEC which currently requires a conditional use permit for "Schools, Arts, Technical or Trade".
- Previously occupied by Cardinal Stritch College prior to recent City zoning changes.
- This project will be in an existing building requiring interior remodeling only and will not include changes to the site or exterior of the building.

USE:

- Madison College (MATC) Technical training
- Arts, Cooking, Dance and other after business hours classes will also be provided which will provide opportunities not only for the staff working in Old Sauk Trails Park, but all of the neighborhoods on the west side of Madison.

We feel this use is purposeful and adds value to residents and businesses in Old Sauk Trails Park. We have received Old Sauk Trails Park Review Board approval as noted below and we are asking for your support in this effort by signing below also.

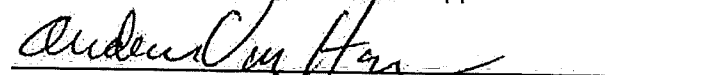
Thank you for your continued support of Old Sauk Trails Park and our district.

Best Regards,



George Gialamas
CEO

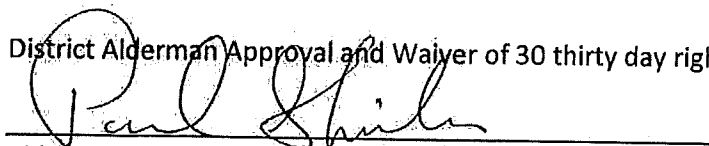
Old Sauk Trails Park Review Board Approval:



Andrew Van Haren, OSTPRB Member

9/13/16
Date

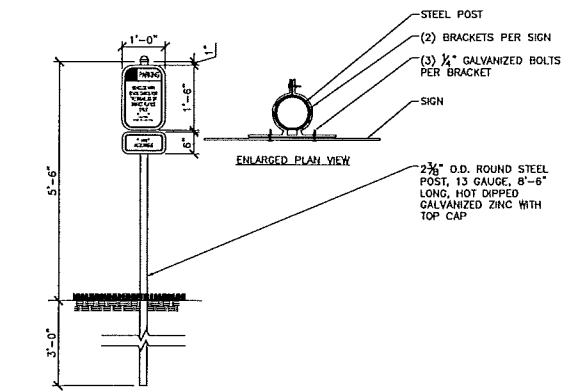
District Alderman Approval and Waiver of 30 thirty day right to review:



Alder Paul E. Skidmore

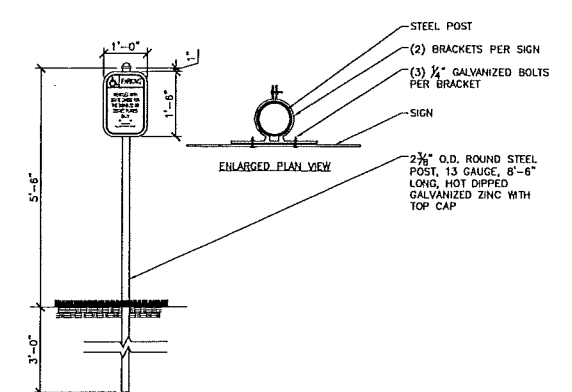
9/13/16
Date

PLOT DATE:



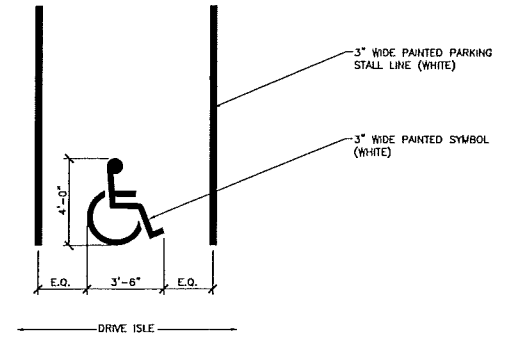
GENERAL NOTES:
 - SIGN PROVIDED BY HARDWARE SUPPLIER
 - POST AND BRACKETS PROVIDED BY DESIGN-BUILD CONTRACTOR
 - SIGN AND POST INSTALLED BY CARPENTER

4 WISCONSIN VAN ACCESSIBLE PARKING SIGN
 SCALE: 1/2" = 1'-0" 02890.00.00.102

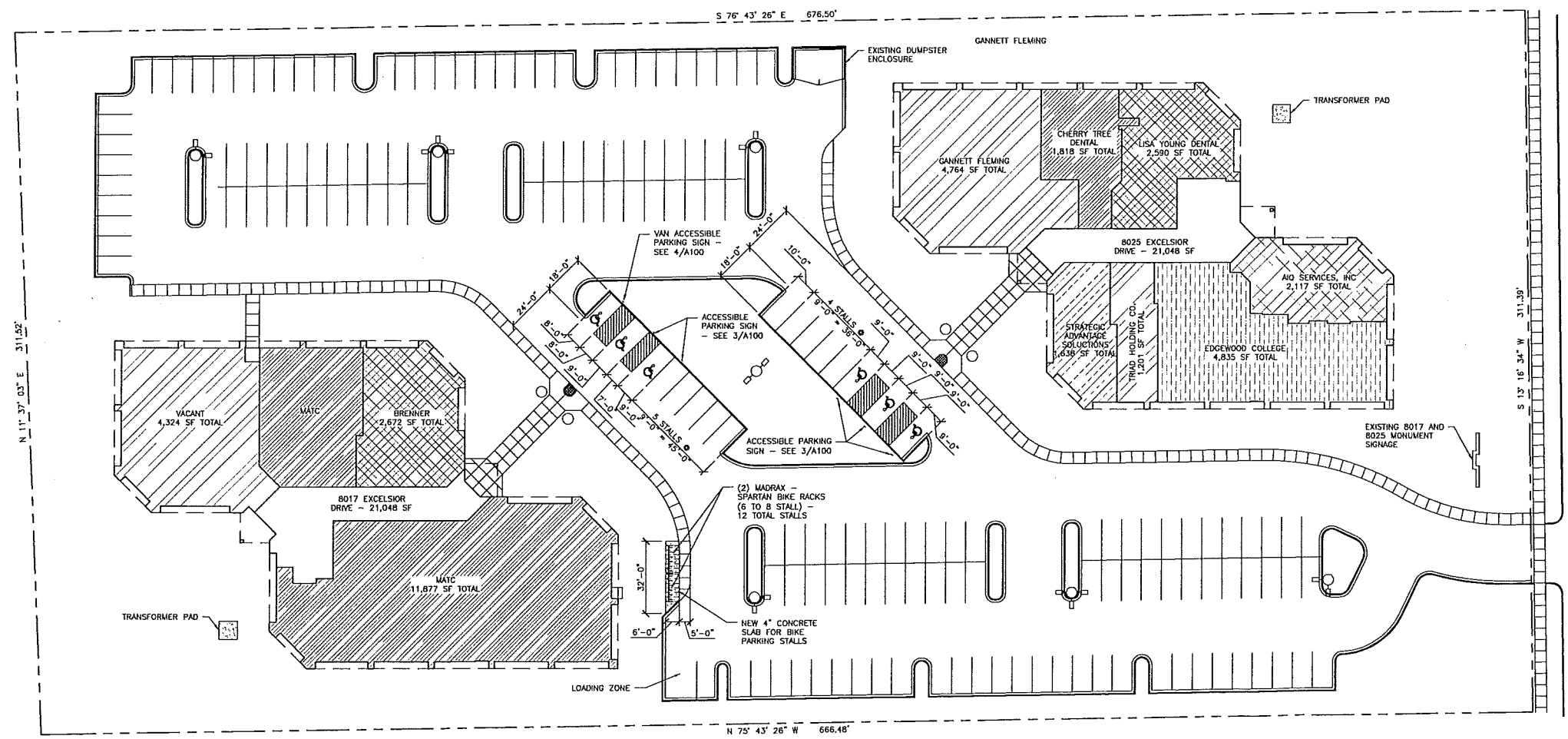


GENERAL NOTES:
 - SIGN PROVIDED BY HARDWARE SUPPLIER
 - POST AND BRACKETS PROVIDED BY DESIGN-BUILD CONTRACTOR
 - SIGN AND POST INSTALLED BY CARPENTER
 - ONE SIGN REQUIRED AT EVERY ACCESSIBLE STALL

3 MADISON ACCESSIBLE PARKING SIGN
 SCALE: 1/2" = 1'-0" 02890.00.00.103



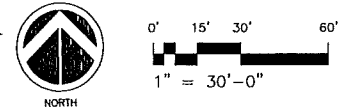
2 ACCESSIBLE PARKING STALL STRIPING
 SCALE: NONE 02760.00.00.001



LAND USE SCHEDULE

TOTAL SITE AREA	= 208,940 SF / 4.79 ACRES
TOTAL BUILDING AREA	= 42,096 SF/20.1%
PERVIOUS SURFACE AREA	= 68,950 SF/41.6%
IMPERVIOUS SURFACE AREA	= 79,894 SF/38.3%
TOTAL PARKING STALLS	=
168 NON-ACCESSIBLE STALLS	
5 ACCESSIBLE CAR STALLS	
1 ACCESSIBLE VAN STALL	
174 TOTAL PARKING STALLS	

1 EXISTING SITE PLAN
 SCALE: 1" = 30' - 0" A100



901 Deming Way // Madison, WI 53717
 Ph: 608.664.3500 // Fax: 608.664.3535
 iconicamats.com

GIA 8017 EXCELSIOR - MATC
 8017 EXCELSIOR DRIVE
 MADISON, WI 53717

THE GIALAMAS COMPANY
 8040 EXCELSIOR DRIVE
 MADISON, WI 53717

ISSUE DATES:

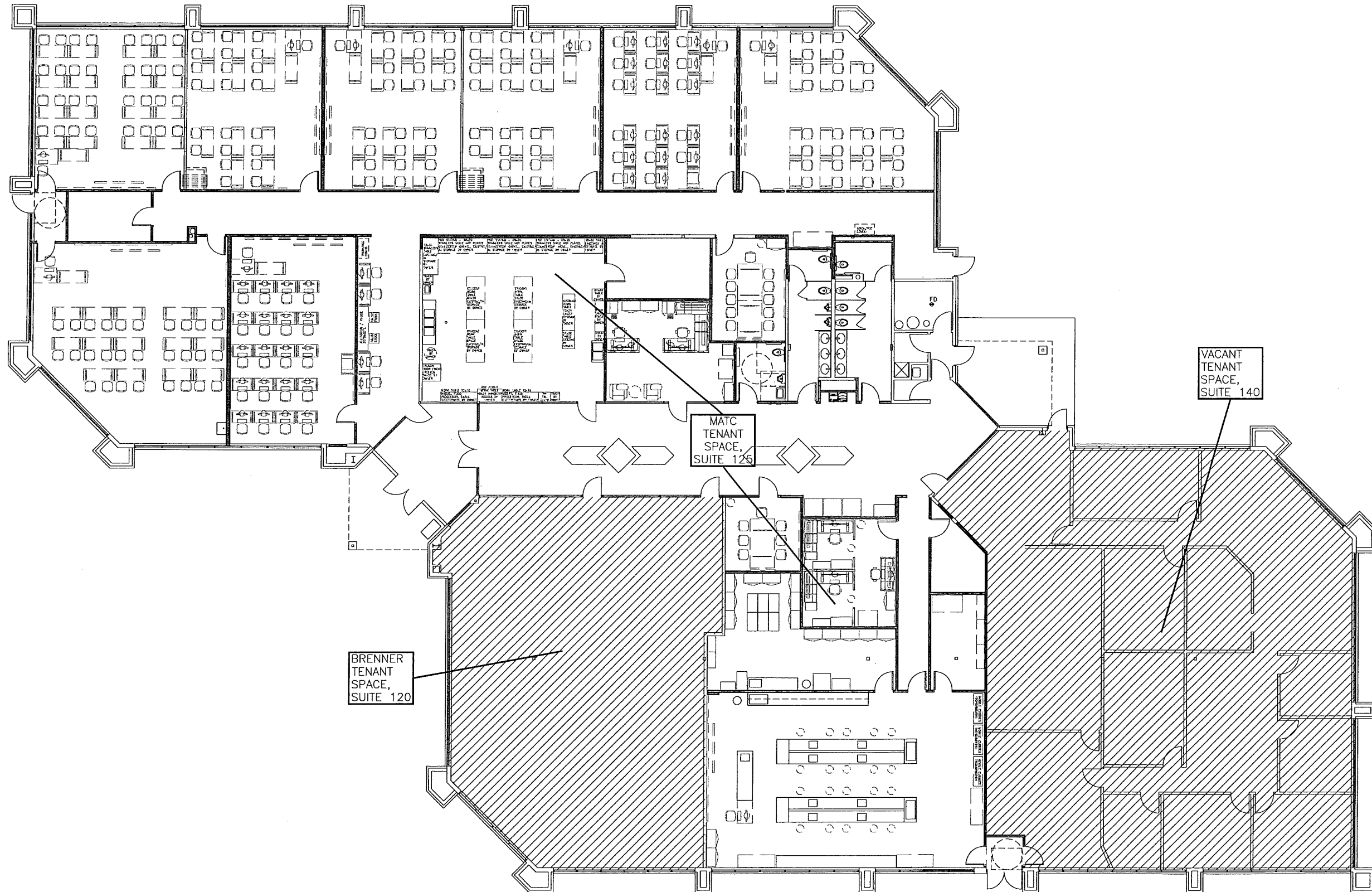
RFI/SI DATE:

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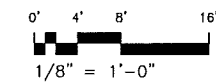
PROJECT #: 20160100
 SHEET NUMBER

A100

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1 FIRST FLOOR FURNITURE PLAN
 A201F SCALE: 1/8" = 1'-0"



901 Deming Way // Madison, WI 53717
 Ph: 608.664.3500 // Fx: 608.664.3535
 iconicasales.com

GIA 8017 EXCELSIOR - MATC
 8017 EXCELSIOR DRIVE
 MADISON, WI 53717

THE GIALAMAS COMPANY
 8040 EXCELSIOR DRIVE
 MADISON, WI 53717

ISSUE DATES:
 CODE REVIEW: 08-10-16
 BID PACKAGE #1: 08-22-16

RFI/SI DATE:

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PROJECT #: 20160100
 SHEET NUMBER

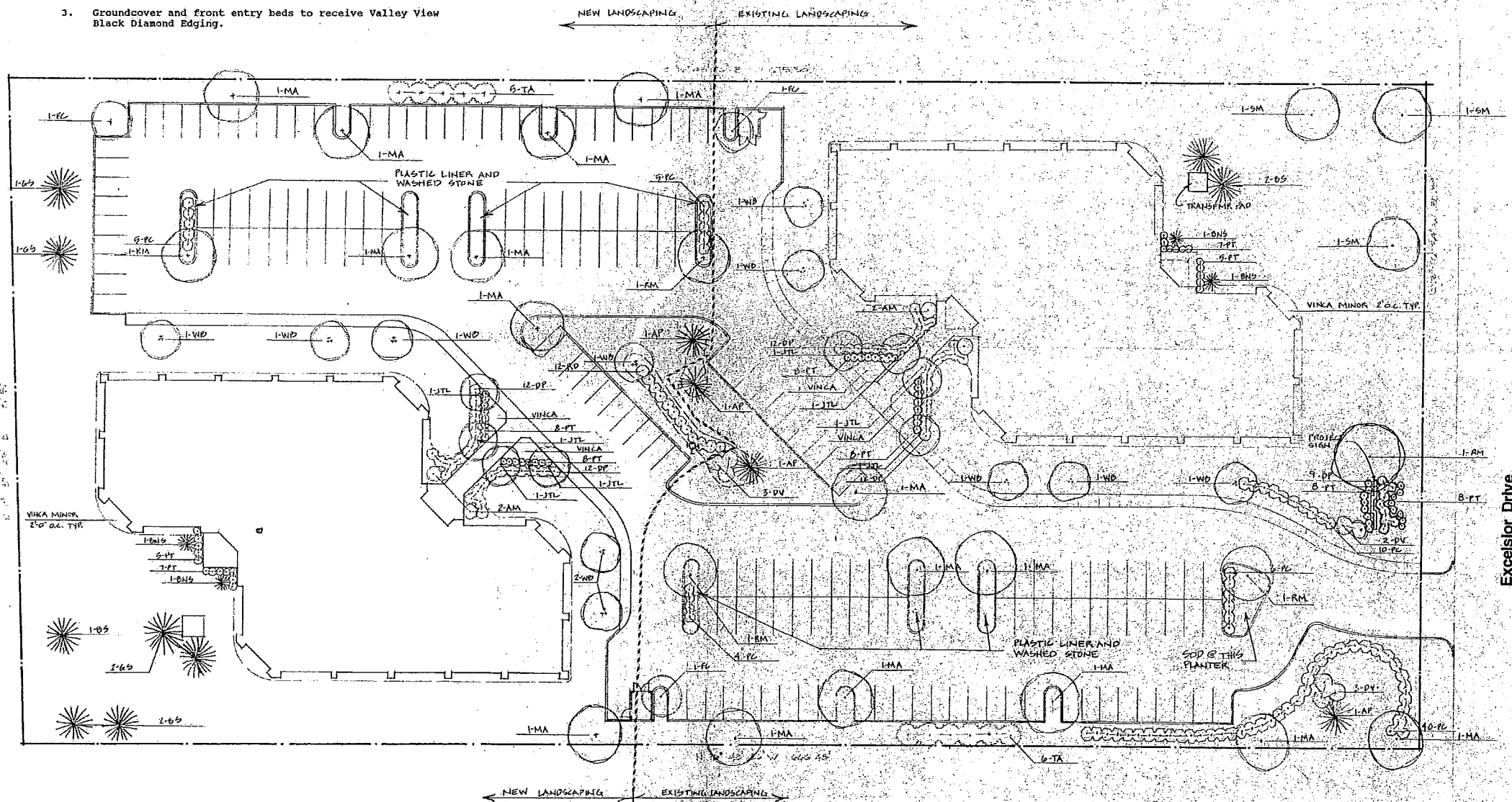
A201F

Plant List

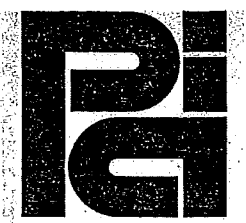
SYMBOLS	QUANTITY	COMMON NAME	SIZE
TREES			
FC	1	Flowering Crab	1-1/2"
JTL	4	Japanese Tree Lilac	1-1/2"
MA	8	Marshall Ash	2-1/2"
RM	2	Red Maple	3"
WB	6	Whitespire Birch	8-10'
EVERGREENS			
GS	4	Green Spruce	7-8'
AP	1	Austrian Pine	7-8'
BNS	2	Birdsnest Spruce	24"
BS	3	Blue Spruce	7-8'
DP	24	Dwarf Pfitzer	18"
TA	5	Techny Arborviate	4-5'
SHRUBS			
RD	12	Red Dogwood	3'
AM	2	Amelanchier	5'
FC	10	Feking Cotoneaster	3'
PT	28	Potentilla	18"
	500	Vinca Minor	1 Qt.

Notes

1. All lawn areas to receive Kentucky Bluegrass Seed Mix, Fertilize, and Straw Mulch.
2. All planting beds to receive 3"-4" layer of Shredded Bark except as noted on plan.
3. Groundcover and front entry beds to receive Valley View Black Diamond Edging.



Landscape Plan
1" = 30'-0"



PLANNING ASSOCIATES, INC.
608.836.8055
8025 EXCELSIOR DRIVE
MADISON, WISCONSIN 53717

Developer
Gialamas Company
7601 Ganser Way
Madison, Wisconsin

Project
Park Centre Phase II
8025 Excelsior Drive
Madison, Wisconsin

Client
RIK, Inc.
7010 Mineral Point Road
Madison, Wisconsin

Project No. 8717.75
Drawn by
Date 2-29-68
Revisions