

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

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

Project # \_\_\_\_\_

04190

DATE SUBMITTED: <u>7-18-06</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>8-9-06</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: Tradewinds Business Park - Lots 9-11 <sup>4725</sup>  
ALDERMANIC DISTRICT: \_\_\_\_\_ <sub>Tradewinds Parkway</sub>

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
Marcus Theatres Corporation National Survey and Engineering  
100 E. Wisconsin Ave Ste. 2000 2201 E. Wisconsin Ave Ste 600  
Milwaukee, WI 53202-4125 Appleton, WI 54913-7401

CONTACT PERSON: Katie Falvey  
Address: Same as Developer  
Phone: 414-905-1140  
Fax: 414-905-7878  
E-mail address: Katie.falvey@marcuscorp.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 50,000 Sq. Ft.
  - Planned Commercial Site



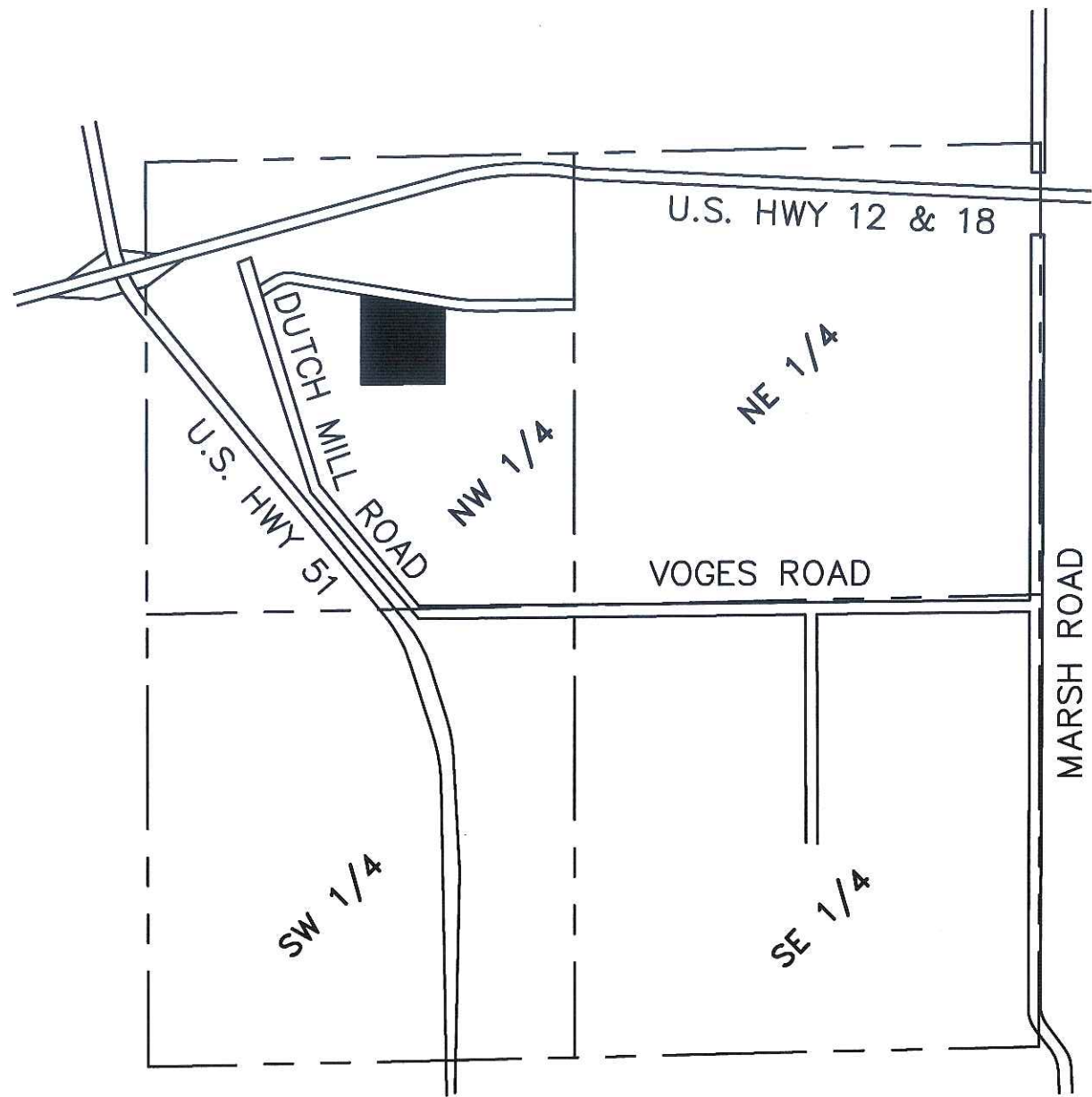
(See Section B for:)  
 New Construction or Exterior Remodeling in C4 District (Fee required)

(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 \_\_\_\_\_

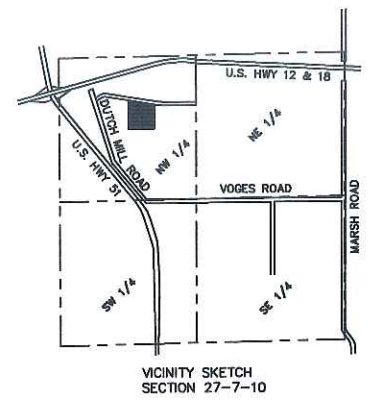
\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



VICINITY SKETCH  
SECTION 27-7-10



SITE DATA	
PROPOSED BUILDING	= 38,316 S.F. (F.28) (FUTURE = 41,212)
TOTAL HARD SURFACE	= 241,042 S.F. (82.8%)
TOTAL GREEN SPACE	= 151,841 S.F. (36%)
PARCEL SIZE	= 415,203 S.F. (9.55 ACRES)
TOTAL LOT PAVING	= 208,468 S.F.
TOTAL ISLAND AREA	= 14,750 S.F.
ISLAND TO PAVEMENT PERCENTAGE	= 7.2%
PROP. NUMBER OF SEATS	= 1464 (FUTURE = 1618)
PARKING REQUIRED	= 366 SPACES (1 STALL/4 SEATS)
FUTURE PARKING REQUIRED	= 428 (1 STALL/4 SEATS)
PARKING PROVIDED	= 428 SPACES
ACCESSIBLE STALLS REQ'D.	= 4, PROVIDED = 4
SENIOR CITIZEN STALLS PROVIDED	= 4



DATE	REVISIONS
1-25-06	S.E. & FRONT OF BLDG. AND STP. BAS.
7-15-06	USE SUBMITTAL



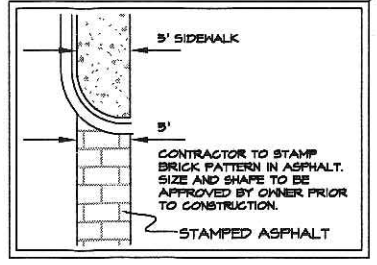
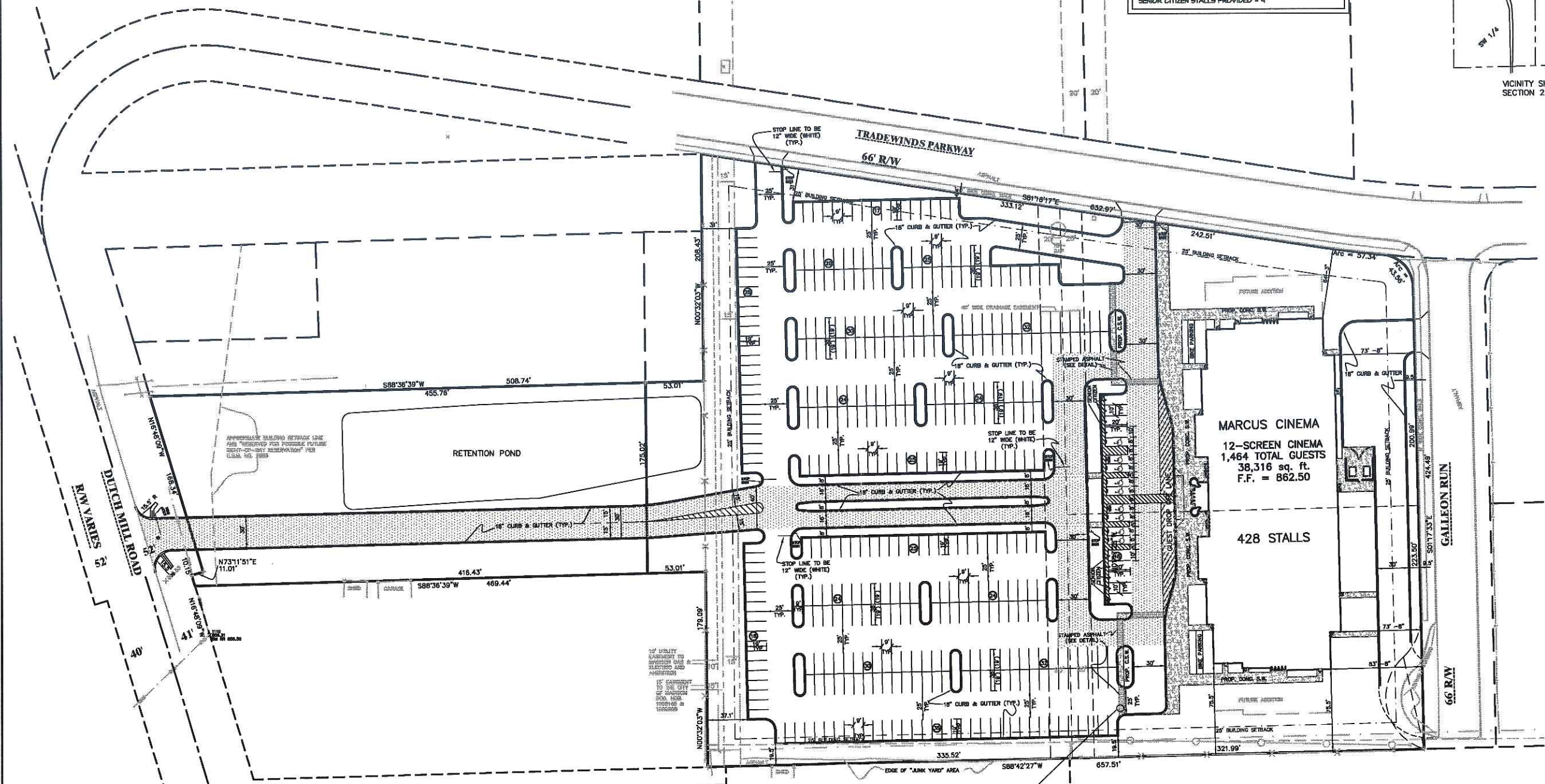
**MARCUS THEATERS**  
CITY OF MADISON

**SITE PLAN**

National Survey & Engineering  
1000 Lakeshore Drive, Suite 200  
Madison, WI 53704  
Tel: 608-261-2222  
Fax: 608-261-2223  
www.nse.com

USE PROJECT NO.: 3050445

DATE: 01-12-06  
SCALE: 1" = 40'  
PLAN NO.: C-1

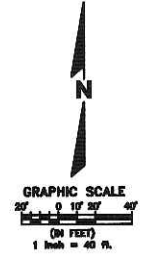


LEGEND	
[Symbol]	= PROPOSED HEAVY DUTY PAVEMENT
[Symbol]	= PROPOSED CONCRETE SIDEWALK/PAVEMENT

- GENERAL SITE NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING WALL, OR PROPERTY LINE.
  2. SEE ARCHITECTURAL SITE PLANS FOR ADDITIONAL DETAILS.
  3. THE BUILDING IS PARALLEL TO THE SOUTH AND EAST PROPERTY LINE.
  4. ALL EXIT LOCATIONS WITHOUT ADJUTING WALK WILL HAVE A MIN. 5X5 FOOT, 5" CONCRETE STOOP, SEE ARCHITECTURAL PLAN FOR DETAILS.

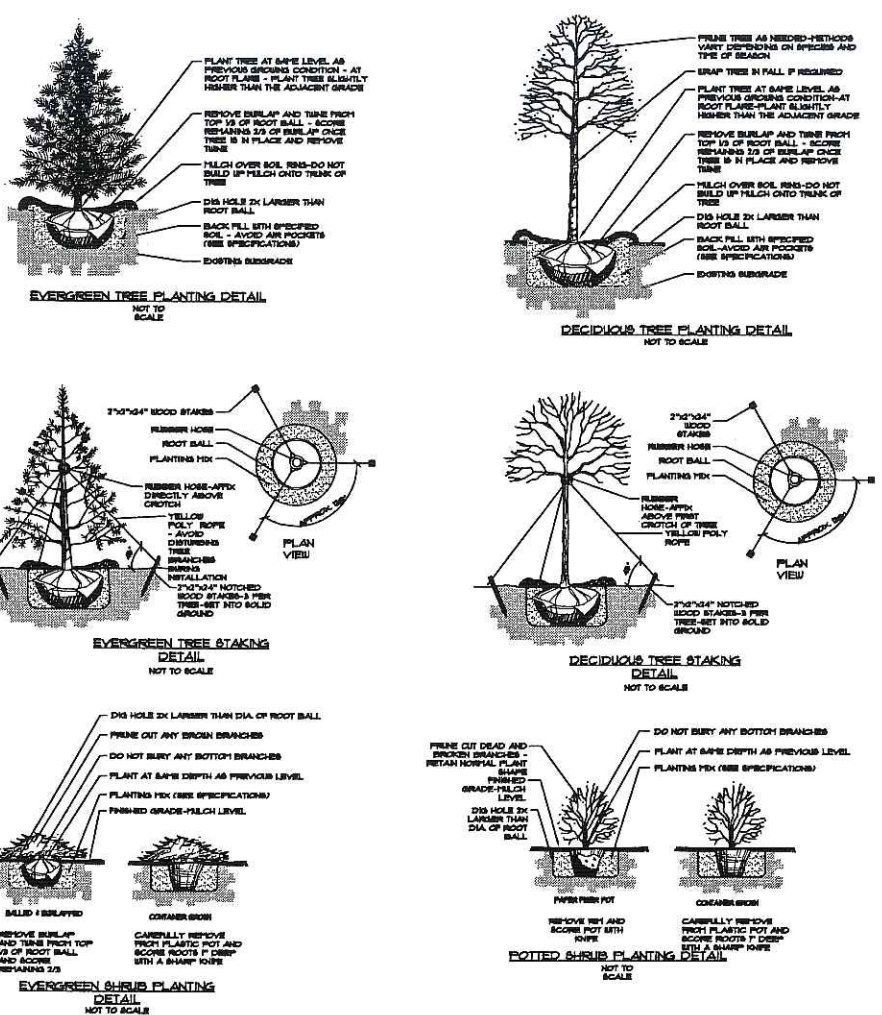
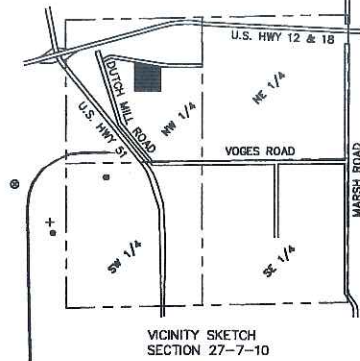
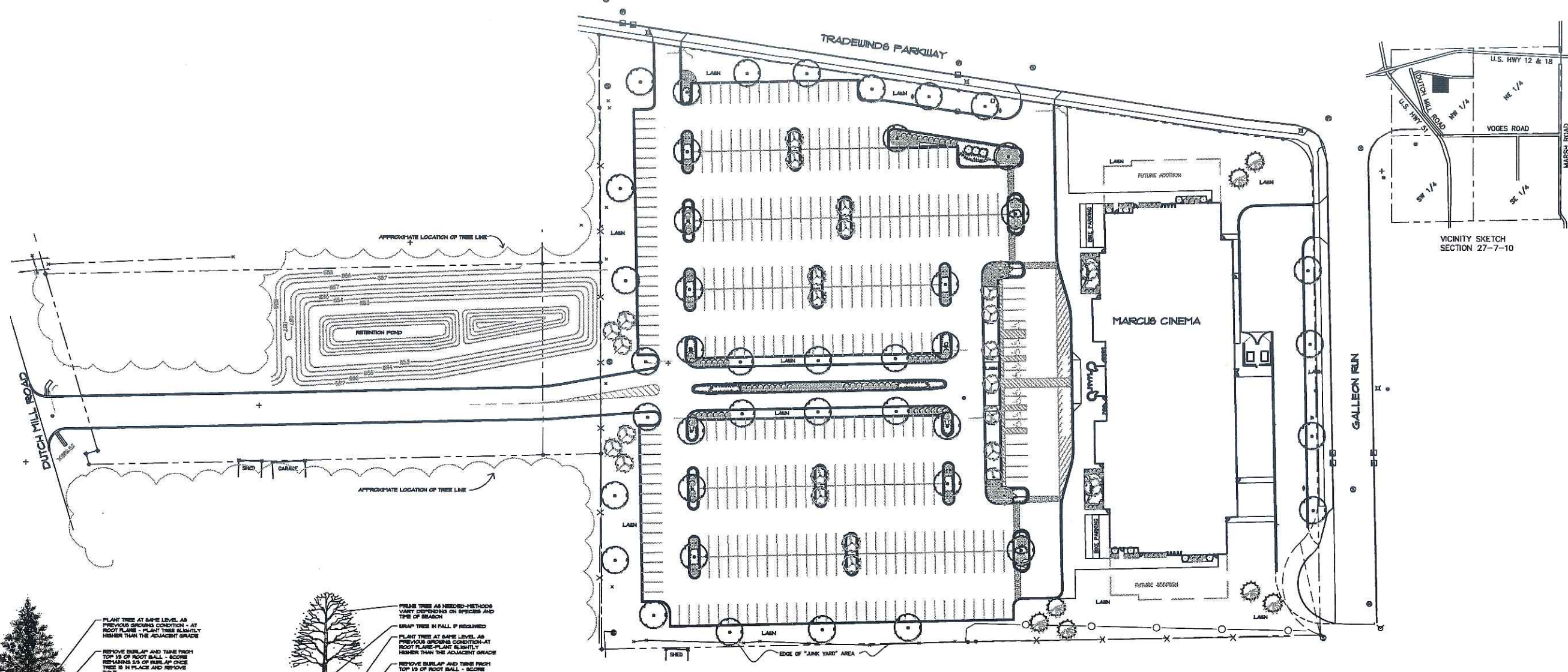
NATIONAL SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



**DIGGERS HOTLINE**  
Toll Free (800) 948-6881  
Missoula Area (414) 258-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com





**PLANT LEGEND**

- SHADE TREE - 28" CAL.  
AUTUMN BLAZE MAPLE  
WHITE ASH  
HONEYLOCUST
- EVERGREEN TREE - 1' HT.  
BLACK HILLS SPRUCE  
AUSTRIAN PINE  
NORWAY SPRUCE
- ORNAMENTAL TREE - 28" CAL.  
RED JEWEL CRAB  
JAPANESE TREE LILAC  
THORNLESS HAWTHORN
- DECIDUOUS SHRUB - 3' HT.  
ARROWWOOD VIBURNUM  
WINGED BURNING BUSH  
SPREADING COTONEASTER
- EVERGREEN SHRUB - 3' HT.  
DENBI TEU  
KALLAY JANIPIER  
SEA GREEN JANIPIER
- FLOWERING SHRUB - 18"-24" HT.  
ANTHONY WATERBURY SPIREA  
GRD LOW BULFAC  
GREEN MOUND ALPINE CURRENT
- ORNAMENTAL GRASS - 1 GAL. FT.  
KARL FOERSTER REED GRASS  
BLUE OAT GRASS  
PURPLE MOOR GRASS
- PERENNIAL - 45" FT.  
STELLA D'ORO DAYLILLY  
GOLDSTURNI RUDBECKIA  
AUTUMN JOY SEDUM  
RUSSIAN BAGE  
COREOPSIS

**LANDSCAPE WORK SHEET**  
PARKING LOTS, STORAGE AREAS AND LOADING DOCKS  
(SECTION 28.04 MADISON GENERAL ORDINANCE)

1. NUMBER OF TREES REQUIRED  
TREES REQUIRED FOR PARKING LOTS \_\_\_\_\_  
NUMBER OF PARKING STALLS \_\_\_\_\_  
TOTAL SQUARE FOOTAGE OF THE STORAGE SPACE \_\_\_\_\_  
NUMBER OF CANOPY SHADE TREES REQUIRED (2"-2 1/2" CALIPER) \_\_\_\_\_

2. NUMBER OF LANDSCAPE POINTS REQUIRED  
NUMBER OF POINTS REQUIRED BASED ON NUMBER OF PARKING STALLS \_\_\_\_\_  
USING POINT SCHEDULE FOR LANDSCAPE ELEMENTS ON WORK SHEET \_\_\_\_\_  
THE NUMBER OF POINTS REQUIRED FOR LOADING AREAS - 75 POINTS FOR EACH LOADING BERTH \_\_\_\_\_  
NUMBER OF POINTS REQUIRED \_\_\_\_\_ TOTAL \_\_\_\_\_

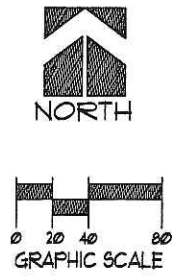
**TABULATION OF POINTS AND CREDITS**

ELEMENT	POINT VALUE	QUANTITY	POINTS ACCRUED	POINTS	POINTS
CANOPY TREE 2"-2 1/2"	35	41	1435	0	0
DECIDUOUS SHRUB	2	251	502	0	0
EVERGREEN SHRUB	2	119	237	0	0
DECORATIVE WALL OR FENCE (OVER 10 FT.)	5	0	0	0	0
EARTH BERM (PER 10 LF.)	5	0	0	0	0
AVERAGE HEIGHT 30"	2	0	0	0	0
AVERAGE HEIGHT 15"	2	0	0	0	0
EVERGREEN TREES 3' HEIGHT MINIMUM	15	7	105	0	0
CANOPY TREE OR SMALL TREE (E. CRAB, HAWTHORN)	15	27	405	0	0
<b>SUB TOTALS</b>			<b>2804</b>	<b>+</b>	<b>0</b>

TOTAL NUMBER OF POINTS PROVIDED (EQUAL TO OR GREATER THAN POINTS REQUIRED) = **2804**

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LANDSCAPE ARCHITECT: CHARLES N. STASSI, ASLA

**MARCUS THEATERS**  
CITY OF MADISON

**PRELIMINARY**  
**LANDSCAPE PLAN**

DATE: 01-05-06  
SCALE: 1" = 40'  
PLAN NO: L-1

BY: [REDACTED]  
DATE: [REDACTED]  
REVISIONS: [REDACTED]

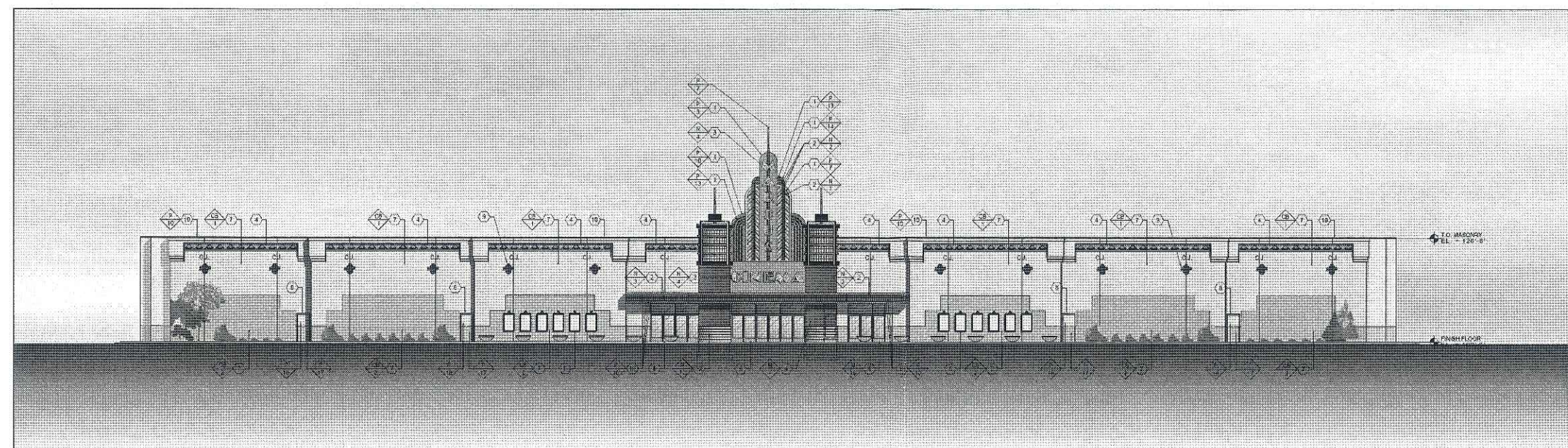
National Survey & Engineering  
1000 University Ave.  
Madison, WI 53706  
Tel: 608-263-8888  
Fax: 608-263-8889  
www.nse.com

PROJECT NO. 30506445



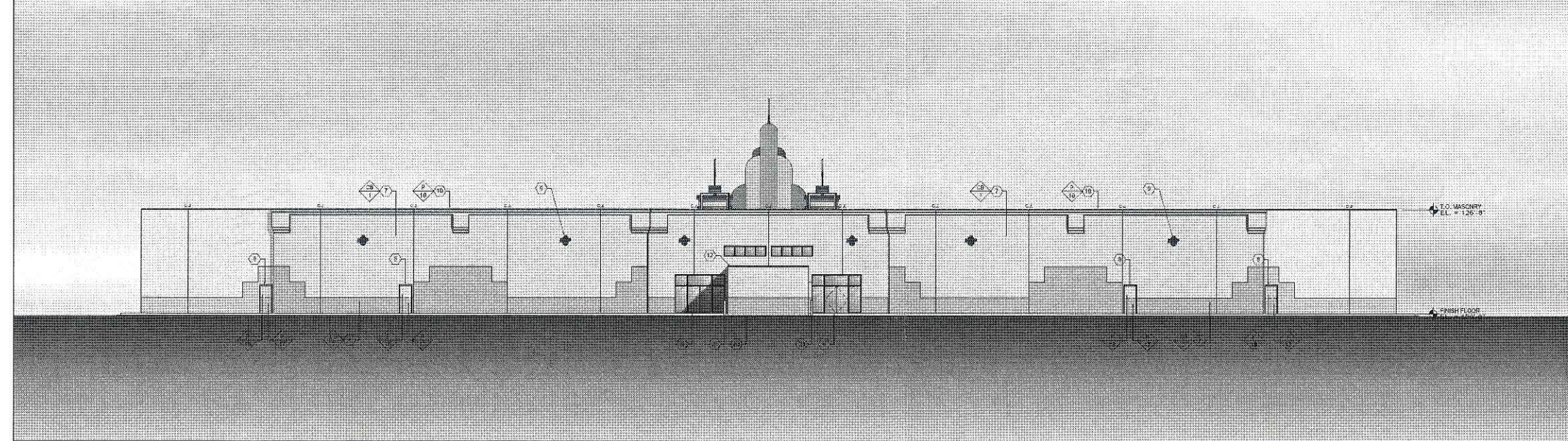
**TRADE WINDS**  
MADISON, WISCONSIN

DEVELOPED BY:  
**Marcus Theatre Corporation**  
100 E Wisconsin  
Milwaukee, WI 53202



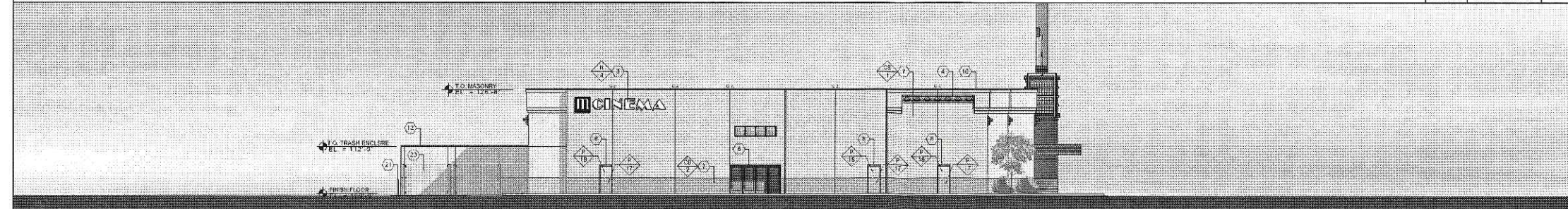
**FRONT ELEVATION**

k2926-ELEV 07/07/06 SCALE: 3/32"=1'-0" 2



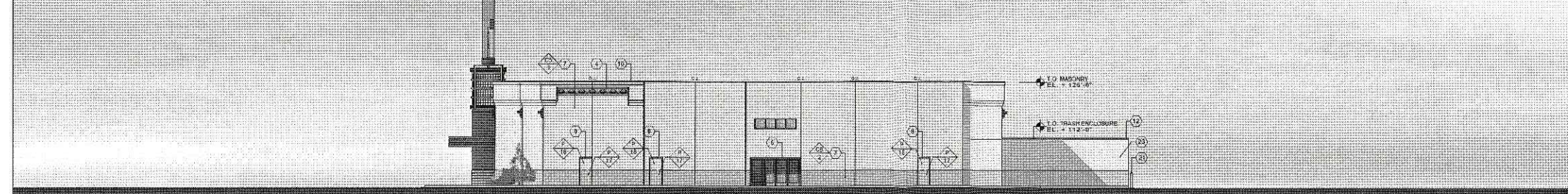
**REAR ELEVATION**

k2926-ELEV 07/07/06 SCALE: 3/32"=1'-0" 4



**SIDE ELEVATION**

k2926-ELEV 07/07/06 SCALE: 3/32"=1'-0" 5



**SIDE ELEVATION**

k2926-ELEV 07/07/06 SCALE: 3/32"=1'-0" 6

**ELEVATION KEY NOTES**

- 1 BENT ALUMINUM MARQUEE SIGNAGE (PAINTED)
- 2 NEON TUBE LIGHTING
- 3 SELF ILLUMINATED 'BROADWAY' STYLE BOX LETTER SIGN BOX
- 4 EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
- 5 EXTERIOR POSTER CASES (BY OWNER, CONTRACTOR INSTALLED)
- 6 ALUMINUM AND GLASS STOREFRONT (SEE SHEET A2.0 FOR DETAIL)
- 7 SPLIT FACE BLOCK (PAINTED)
- 8 3'-0"X7'-8 1/4" X 3 1/4" H. M. DOOR AND FRAME (PAINTED HALF & HALF TO MATCH ADJACENT BLOCK WALLS)
- 9 WALL MOUNTED UP DOWN LIGHT (SEE ELECTRICAL DRAWINGS)
- 10 PRE-FINISHED METAL COPING
- 11 3" HIGH CONCRETE CAP
- 12 METAL CLAD CANOPY
- 13 6" CONCRETE BOLLARD
- 14 COMPSTER ENCLOSURE
- 15 METAL COLUMN WRAP WITH REVEALS

**MATERIALS LEGEND**

- 1 PAINTED SPLIT FACE BLOCK  
COLOR: FLAGSTAFF P-3  
SIZE: 7 5/8" X 15 5/8" X 11 5/8"  
MORTAR COLOR: TO MATCH BLOCK
- 2 PAINTED SPLIT FACE BLOCK  
COLOR: KODIAK GREY P-16  
SIZE: 7 5/8" X 15 5/8" X 12 3/8"  
MORTAR COLOR: TO MATCH BLOCK
- 3 INTERNALLY COLORED E.I.F.S. TO MATCH (C)  
PAINT COLOR RED MAPLE #162
- 4 PPG SOLAR COOL BRONZE
- 5 VOLTRAC CLEAR GOLD II (ARGON) TUBE LIGHT
- 6 VOLTRAC 3500 WHITE (ARGON) TUBE LIGHT
- 7 VOLTRAC 8511 RICH BLUE (ARGON) TUBE LIGHT
- 8 VOLTRAC GREEN (NEON) TUBE LIGHT
- 9 AREA: ACCENTS & MARQUEE  
SOURCE: CRESCENT BRONZE POWDER CO. INC.  
CONTACT: 773.539.2441 (800.445.6810)  
MFC: CRES-LITE METALLIC PAINTS  
COLOR: RESISTO COPPER #60 C
- 10 AREA: ACCENTS & MARQUEE  
SOURCE: CRESCENT BRONZE POWDER CO. INC.  
CONTACT: 773.539.2441 (800.445.6810)  
MFC: CRES-LITE METALLIC PAINTS  
COLOR: SILVERTONE #2025
- 11 BENJAMIN MOORE PAINT COLOR  
JACK PINE #600
- 12 AREA: MARQUEE  
SOURCE: CRESCENT BRONZE POWDER CO. INC.  
CONTACT: 773.539.2441 (800.445.6810)  
MFC: CRES-LITE METALLIC PAINTS  
COLOR: ALUMINUM #400A
- 13 SOURCE: CRESCENT BRONZE POWDER CO. INC.  
CONTACT: 773.539.2441 (800.445.6810)  
MFC: CRES-LITE METALLIC PAINTS  
COLOR: EXTRA BRILLIANT #242
- 14 (C) PAINT COLOR RED MAPLE #162  
MIX # 30YR 10/3.4
- 15 PAINT TO MATCH KODIAK GREY CMU
- 16 PAINT TO MATCH FLAGSTAFF CMU

NO.	DATE	BY	DESCRIPTION

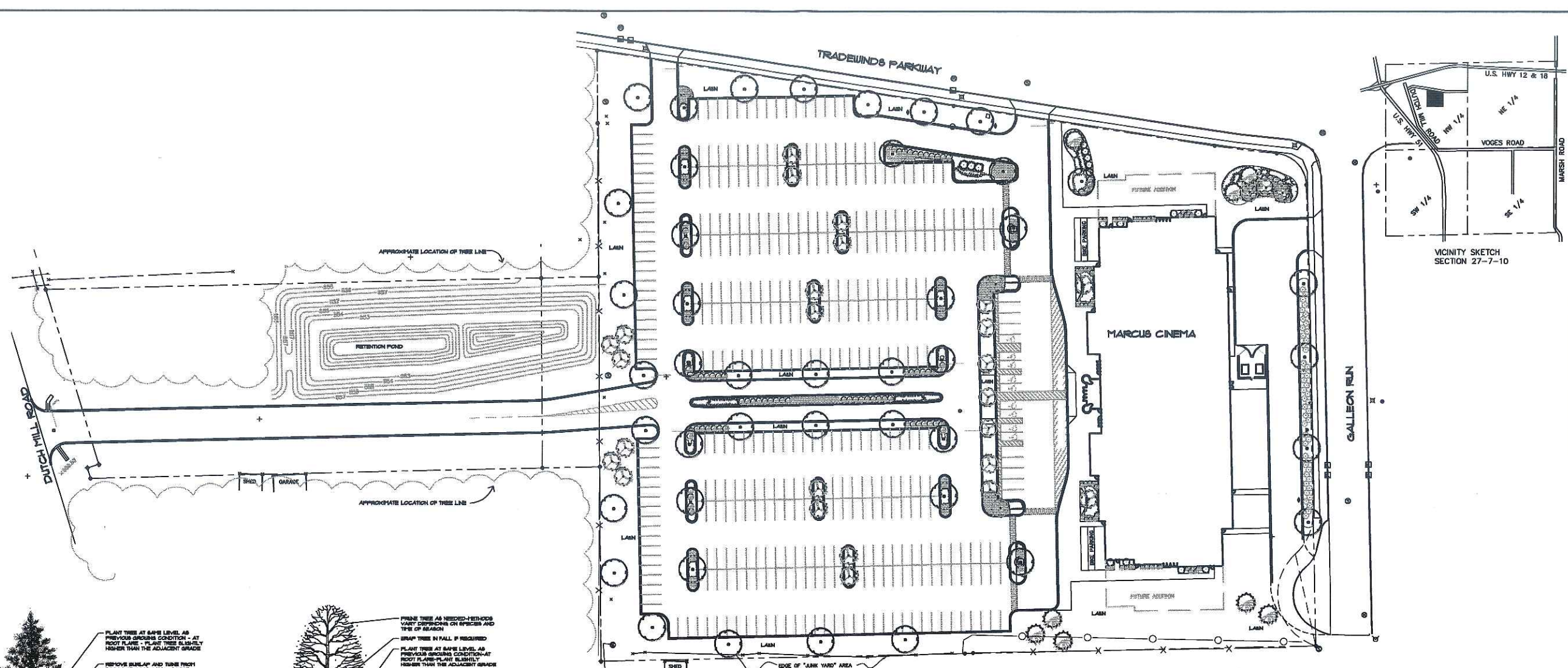
**EXTERIOR ELEVATIONS**

SCALE: 1/16"=1'-0" SHEET:  
PROJECT #: 2966  
DRWN BY: JAD CHKD BY: JMS  
BLDG SUBMITTAL: - / - / -  
**A3**









DATE	BY	REVISIONS
06-27-06	ES SETHI	ISSUED FOR PERMITS
07-27-06	ES SETHI	REVISED PER COMMENTS

LANDSCAPE ARCHITECT: CHARLES M. STASS, ASLA

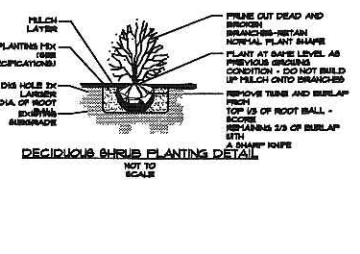
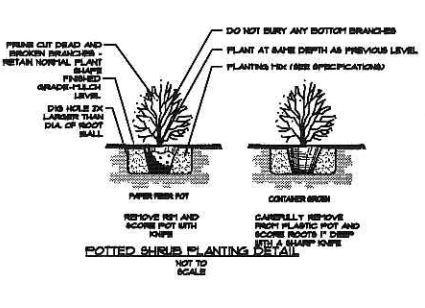
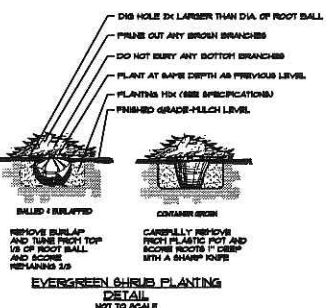
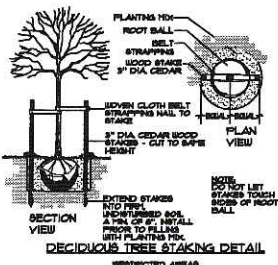
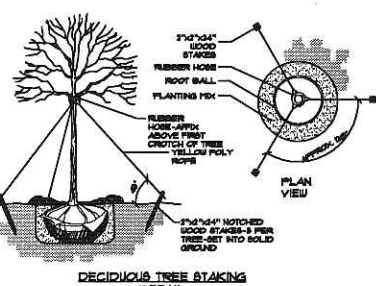
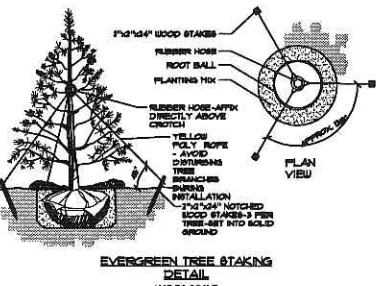
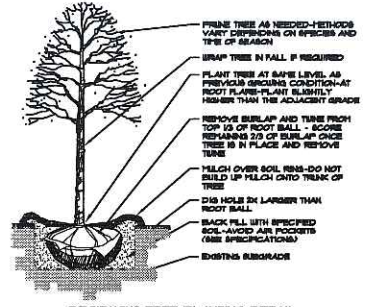
MARCUS THEATERS  
CITY OF MADISON

PRELIMINARY  
LANDSCAPE PLAN

National Survey & Engineering  
1000 University Ave. Ste. 400  
Madison, WI 53706  
Phone: 608-263-8888  
Fax: 608-263-7901  
www.nse.com

NSE PROJECT NO.: 0004443

DATE: 01-05-06  
SCALE: 1" = 40'  
PLAN NO.: L-1



PLANT LEGEND

- SHADE TREE - 28" CAL.  
AUTUMN BLAZE MAPLE  
WHITE ASH  
HONEYLOCUST
- EVERGREEN TREE - 1' HT.  
BLACK HILLS SPRUCE  
AUSTRIAN PINE  
NORWAY SPRUCE
- ORNAMENTAL TREE - 28" CAL.  
RED JEWEL CRAB  
JAPANESE TREE LILAC  
THORNLESS HAWTHORN
- DECIDUOUS SHRUB - 3' HT.  
ARROWWOOD VIBURNUM  
UNRAISED BURNING BUSH  
SPREADING COTONEASTER
- EVERGREEN SHRUB - 3' HT.  
DENNY YEW  
KALLAY JUNIPER  
SEA GREEN JUNIPER
- FLOWERING SHRUB - 18"-24" HT.  
ANTHONY WATERER SPINEA  
GRD LOW BURNAC  
GREEN MOUND ALPINE CURRENT
- ORNAMENTAL GRASS - 1 GAL. PT.  
KARL FOERSTER REED GRASS  
BLUE OAT GRASS  
PURPLE MOOR GRASS
- PERENNIAL - 48" FT.  
STELLA D'ORO DAYLILLY  
GOLDSTURN RUDBECKIA  
ALUTIN JOY BEDUM  
RUBBION SAGE  
COROPHUS

**LANDSCAPE WORK SHEET**  
PARKING LOTS, STORAGE AREAS AND LOADING DOCKS  
(SECTION 28.04 MADISON GENERAL ORDINANCE)

1. NUMBER OF TREES REQUIRED  
TREES REQUIRED FOR PARKING LOTS \_\_\_\_\_  
NUMBER OF PARKING STALLS \_\_\_\_\_  
TOTAL SQUARE FOOTAGE OF THE STORAGE SPACE \_\_\_\_\_  
NUMBER OF CANOPY SHADE TREES REQUIRED (2"-2 1/2" CALIPER) \_\_\_\_\_

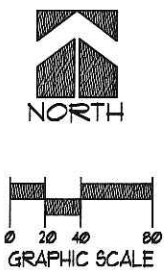
2. NUMBER OF LANDSCAPE POINTS REQUIRED  
NUMBER OF POINTS REQUIRED BASED ON NUMBER OF PARKING STALLS \_\_\_\_\_  
LANDSCAPE POINT SCHEDULE FOR LANDSCAPE ELEMENTS ON WORK SHEET \_\_\_\_\_  
THE NUMBER OF POINTS REQUIRED FOR LOADING AREAS - 75 POINTS FOR EACH LOADING BERTH \_\_\_\_\_  
NUMBER OF POINTS REQUIRED \_\_\_\_\_ TOTAL

ELEMENT	POINT VALUE	QUANTITY	POINTS	CREDITS	QUANTITY	POINTS
CANOPY TREE 2"-2 1/2"	35	42	1470	0	0	0
DECIDUOUS SHRUB	3	284	852	0	0	0
EVERGREEN SHRUB	3	148	444	0	0	0
DECORATIVE WALL OR FENCE (OVER 18" H.)	5	0	0	0	0	0
EARTH BERM (PER 10' L.F.)	5	0	0	0	0	0
AVERAGE HEIGHT 30"	2	0	0	0	0	0
AVERAGE HEIGHT 15"	2	0	0	0	0	0
EVERGREEN TREES (HEIGHT MINIMUM 1")	15	8	120	0	0	0
PERENNIAL (PER 1" CALIPER) (V.C. CRAB, HAWTHORN)	15	30	450	0	0	0
SUB TOTALS			3072	+	0	3072

TOTAL NUMBER OF POINTS PROVIDED (EQUAL TO OR GREATER THAN POINTS REQUIRED)

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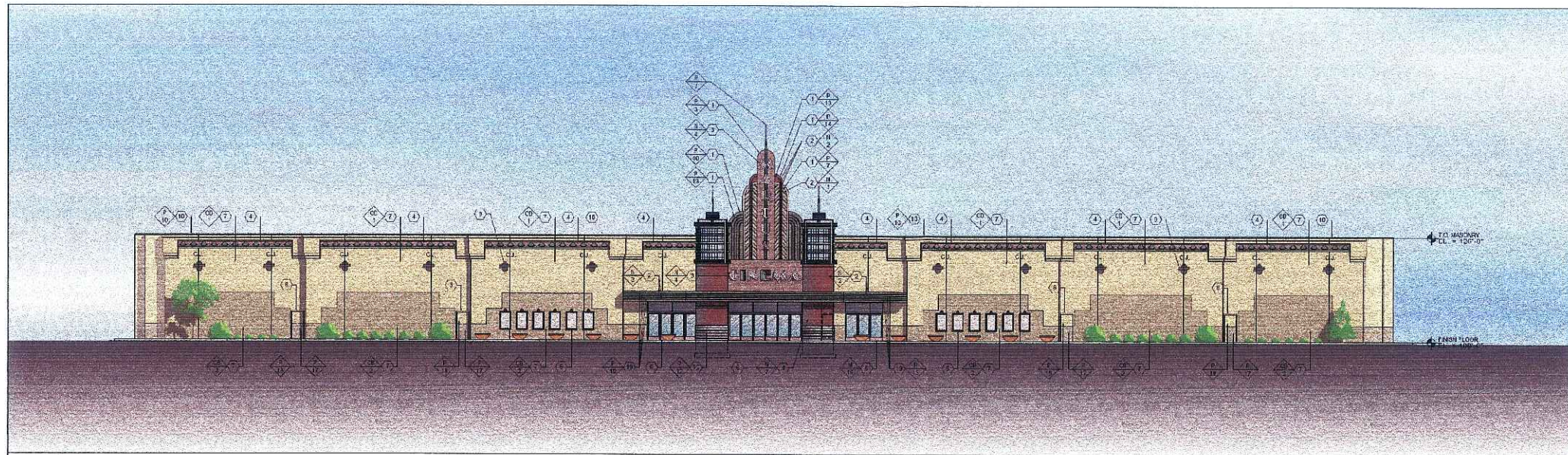


**SCHROEDER and HOLL**  
 ARCHITECTS LTD.  
 741 N. BROADWAY  
 MILWAUKEE, WI 53202

PHONE 414.276.1760  
 FAX 414.276.1764  
 email: info@schroederandholl.com

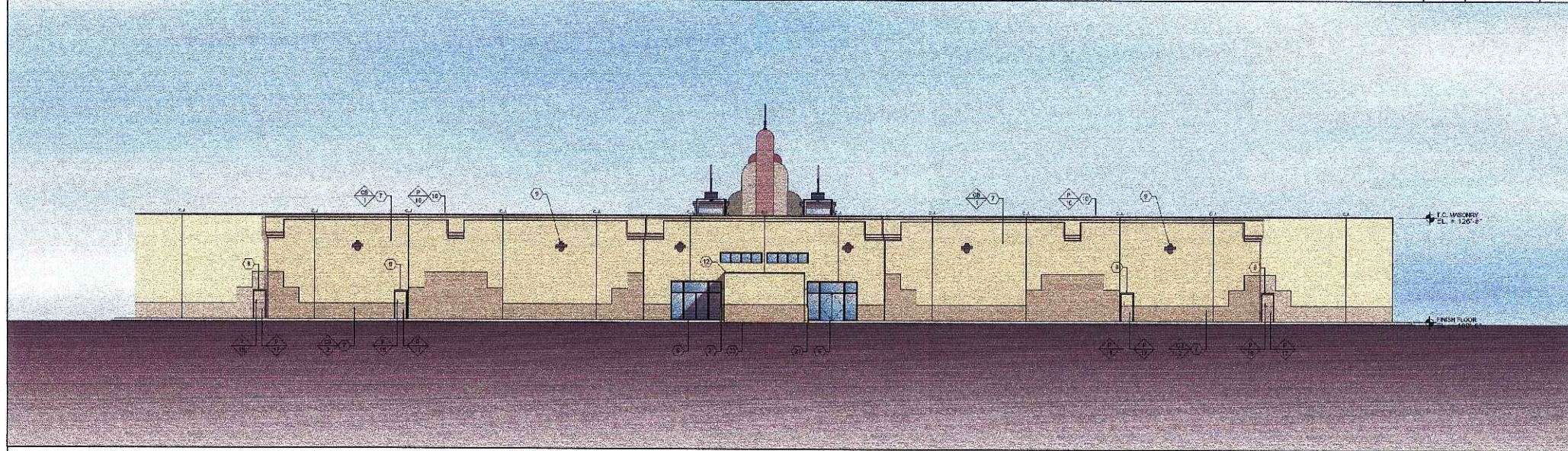
**TRADE WINDS**  
 MADISON, WISCONSIN

DEVELOPED BY:  
**Marcus Theatre Corporation**  
 100 E Wisconsin  
 Milwaukee, WI 53202



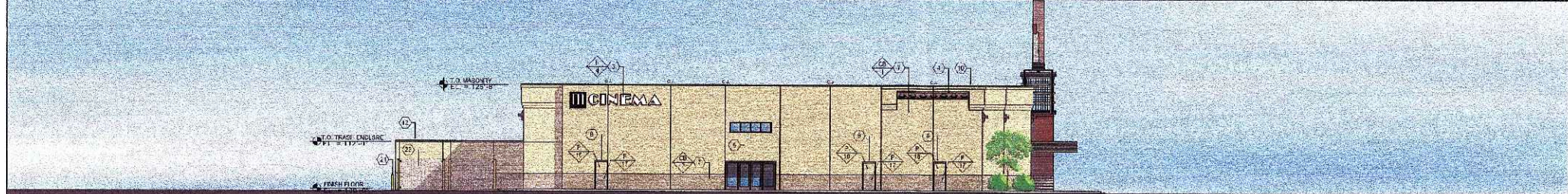
**FRONT ELEVATION**

x2200 ELEV 07/07/06 SCALE 3/32"=1'-0" **2**



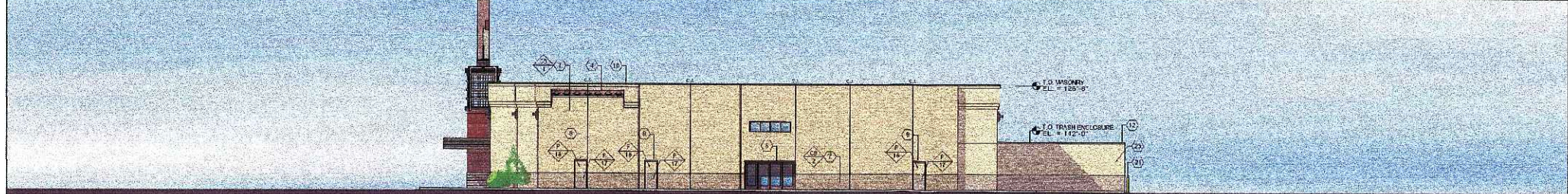
**REAR ELEVATION**

x2200 ELEV 07/07/06 SCALE 3/32"=1'-0" **4**



**SIDE ELEVATION**

x2200 ELEV 07/07/06 SCALE 3/32"=1'-0" **5**



**SIDE ELEVATION**

x2200 ELEV 07/07/06 SCALE 3/32"=1'-0" **6**

**ELEVATION KEY NOTES**

- (1) BENT ALUMINUM MARQUEE SIGNAGE (PAINTED)
- (2) NEON TUBE LIGHTING
- (3) ILLUMINATED "BROADWAY" STYLE BOX LETTER SIGN BOX
- (4) EXTERIOR MULLAT OR FINISH SYSTEM (E.F.F.S.)
- (5) EXTERIOR POSTER CASES (BY OWNER, CONTRACTOR INSTALLED)
- (6) ALUMINUM AND GLASS STYFFFRONT (SFF 5'-0" FT 0" FCG DETAIL 5)
- (7) SPURFACE BLOCK (PAINTED)
- (8) 3'-0" WIDE 0'-11 3/4" H.M. DOOR AND FRAME (PAINTED HALF & HALF TO MATCH ADJACENT BLOCK WALLS)
- (9) WALL MOUNTED UP-DOWN LIGHT (SEE ELECTRICAL DRAWINGS)
- (10) FINE FINISHED METAL CORNER
- (11) 3" HIGH CONCRETE CAP
- (12) METAL CLAD CURBIE
- (13) 1/2" GUNMETAL HULLAND
- (14) DAMPSTER ENCLOSURE
- (15) METAL COLUMN WRAP WITH REVEALS

**MATERIALS LEGEND**

(1)	PAINTED SPURFACE BLOCK COLOR: FLAGSTAFF P 15 SIZE: 7 5/8" X 15 5/8" X 11 5/8" MATCH COLOR TO MATCH BLOCK
(2)	PAINTED SPURFACE BLOCK COLOR: KODAK GREY P 18 SIZE: 7 5/8" X 15 5/8" X 11 5/8" MATCH COLOR TO MATCH BLOCK
(3)	INTEGRAL VON ORFF F.F.S. TO MATCH PAINT COLOR RED MAPLE #162
(4)	1" X 2" SOLAR COOL BRONZE
(5)	VOLTRAC CLEAR GOLD II (ARGON) TUBE LIGHT
(6)	VOLTRAC 2000 WHITE (ARGON) TUBE LIGHT
(7)	VOLTRAC 0151 RICH BLUE (ARGON) TUBE LIGHT
(8)	VOLTRAC GREEN (NEON) TUBE LIGHT
(9)	AREA: ACCENTS & MARQUEE SOURCE: CRESCENT BRONZE POWDER CO. INC CONTACT: 773 539 2441 (985 446 6705) MFG: CRESCENT METALLIC PAINTS COLOR: REBATO COPPER #60 C
(10)	AREA: ACCENTS & MARQUEE SOURCE: CRESCENT BRONZE POWDER CO. INC CONTACT: 773 539 2441 (985 446 6705) MFG: CRESCENT METALLIC PAINTS COLOR: NIWIH (199 #022)
(11)	BESALAMIN MARQUEE PAINT COLOR JACK PINE #692
(12)	AREA: MARQUEE SOURCE: CRESCENT BRONZE POWDER CO. INC CONTACT: 773 539 2441 (985 446 6705) MFG: CRESCENT METALLIC PAINTS COLOR: ALUMINUM #100A
(13)	SOURCE: CRESCENT BRONZE POWDER CO. INC CONTACT: 773 539 2441 (985 446 6705) MFG: CRESCENT METALLIC PAINTS COLOR: EXTRA BRILLIANT #62
(14)	1/2" PANEL COLOR (R-1) MARF1 - #162 MIX # 2001R 1203 H
(15)	PAINT TO MATCH KODAK GREY CMU
(16)	PAINT TO MATCH FLAGSTAFF CMU

NO.	DATE	BY	DESCRIPTION

**EXTERIOR ELEVATIONS**

SCALE: 1/16"=1'-0" SHEET:  
 PROJECT #: 2955  
 DRAWN BY: JHD CHKD BY: JMS  
 BLDG. SUBMITTAL: 1-1-1

**A3**