



City of Madison

Proposed Rezoning & Conditional Use

Location
4904 Tradewinds Parkway

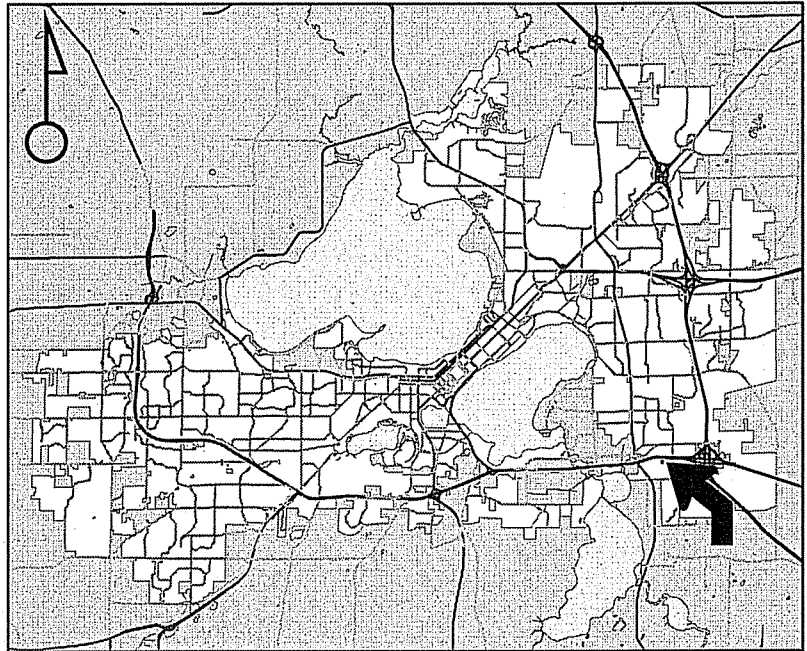
Applicant
Alexander H. Li – Genesis
Commons LLC

From: IL To: SE

Existing Use
Vacant land

Proposed Use
Construct office building with college/
university tenant in Urban Design Dist. 1

Public Hearing Date
Plan Commission
06 March 2017
Common Council
21 March 2017



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 27 February 2017

13-14





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 1150 Receipt No. 24323-0003
 Date Received 12/21/16
 Received By PDA
 Parcel No. 0710-271-0401-8
 Aldermanic District 16
 Zoning District IL
 Special Requirements UDD #1
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 4909 TRADEWINDS PKWY
Lot 10 Tradewinds Business Centre, Tradewinds Parkway
Project Title (if any): Tradewinds Office Building - Concordia University

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

- Zoning Map Amendment from IL 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: Alexander H. Li **Company:** Genesis Commons LLC
Street Address: 411 Orchard Drive **City/State:** Madison, WI **Zip:** 53711
Telephone: (608) 258-8440 **Fax:** (608) 258-8440 **Email:** cwealth@att.net

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

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
Rezoning of property with Concordia University tenant

Development Schedule: Commencement Spring 2017 Completion Fall 2017

13-14

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 ½ 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 DeMarb _____ Date _____

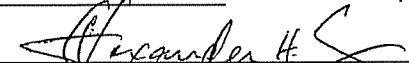
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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: Chris Wells Date: 12-9-16 Zoning Staff: Matt Tucker Date: 12-8-16

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

Name of Applicant Alex Li Relationship to Property: Owner 13-14

Authorizing Signature of Property Owner  Date 12/20/2016

December 21, 2016

Letter of Intent
4904 Tradewinds Parkway
Office Building & University Tenant
Dimension IV Madison Project No. 16113

1. Existing Use

The approximately 2.26-acre vacant lot is located on the southeast side of the intersection of I-90/94 and Highway 151.

2. Project Schedule

Upon approval, the project will proceed with construction this spring.

3. Project Team

- Owner: Alexander Li
Genesis Commons LLC
411 Orchard Drive
Madison, Wisconsin 53711
- Architect: Dimension IV – Madison, LLC
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
- Civil Engineer: Quam Engineering
4604 Siggelkow Road, Suite A
McFarland, Wisconsin 53558
- Landscape Architect: Paul Skidmore
13 Red Maple Trail
Madison, Wisconsin 53717
- General Contractor: Advanced Building Corp.
3624 Pioneer Road
Verona, Wisconsin 53593

4. Project Use

Office building with leased space. One tenant will be a university.

Education Center Tenant

- Number of Employees: 10
- Number of Students: 50
- Hours of Operation: The facility will be open early morning to late evening.
Tenants may use the building any time.

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445 **13-14**

5. Project Data

- Site: 2.26 acres
- Building: 10,366 SF First Floor
- Parking Auto
47 Surface
Bicycle
30 Surface

6. Lot Coverage & Usable Open Space

- Lot Size: 98,424 Square Feet
- Lot Coverage:
 - Building 10,366 Square Feet
 - Impervious Area 24,225
 - Total 35,591 36%

7. Land Value \$490,000

8. Project Cost \$1,300,000

9. Manpower of Construction and Full Time Equivalent Jobs Created

- Construction: 15
- Full Time : 5
- Part-Time: 10

10. Public Subsidy
No public subsidy is requested.

Traffic Demand Management Plan for Concordia U Madison Center
4904 Tradewinds Parkway, Madison, Wisconsin
Dimension IV Madison Project No. 16113
February 23, 2017

1. The proposed site for Concordia U, Madison Center, is an "accelerated learning center" more so than traditional definition of a college like Madison College, or Edgewood College. Many of our students are presently working and continue their education after work.
2. The Center occupies about 7,000 square feet of a building. It consists of 5 classrooms plus office computer lab and bath rooms.
3. Nearly 100% of the classes are held in the evenings from 6 p.m. to 10 p.m., Monday through Friday
4. Enrollment statistics show:

Fewer than 50 people come and use the facility per day; all people come by their own vehicles or car pool.

5. The Traffic Demand Management has been successfully handled at other similar locations. It will include:
 - a. Adequate automobile and bicycle parking will be provided on site.
 - b. Metro Route 11, 12 and 31 do stop in the vicinity of the proposed site. These routes run from 6 a.m. to 9 a.m. and 3 p.m. to 7 p.m. In addition, Routes 11 and 12 terminate at the Dutch Mill Park and Ride. Metro information will be available at Concordia U.
 - c. Concordia U, including all accelerated learning centers, consider the transportation (walking, bicycling, car- pool, taxi or bus) to the Center to be the responsibility of the individual student and/or staff.
 - d. Notwithstanding that, upon request of student(s), Concordia U, Madison Center, and the landlord, Genesis Commons LLC, will work together to provide shuttle service between the East Transfer Point and 4904 Tradewinds Parkway, and 4904 Tradewinds Parkway and the East Transfer Point, Mondays through Fridays when there are classes in session.
 - On dates when shuttle service is requested, the shuttle service will leave the East Transfer Point for 4904 Tradewinds Parkway at 5:30 p.m.
 - On dates when shuttle service is requested, the shuttle service will leave 4904 Tradewinds Parkway for the East Transfer Point at 10:00 p.m.
 - The shuttle service will be available to all enrolled students and will be wheelchair accessible.
 - The shuttle service will be implemented with a private carrier. Genesis Commons LLC/Concordia U will pay 50% of the shuttle fare and the student will pay the remaining 50%.
 - e. Concordia U will provide ride sharing information to its students to encourage ride sharing.

Project Name : Concordia University

Project Address : 4904 Tradewinds Parkway, Madison, WI



Project

Architecture : **Dimension IV - Madison Design Group**
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Civil Engineer : **Quam Engineering**
4604 Siggelkow Rd., Ste. A, McFarland, WI 53558
p: 608.838.7750 rquam@quamengineering.com

Landscape Architecture : **Paul Skidmore Landscape Architecture, LLC**
13 Red Maple Trail, Madison, WI 53717
p: 608.838.7750 paulskidmore@tds.com

Drawings:

Civil

Site Plan
Grading & Erosion Control Plan
Utility Plan
Lighting Plan
Landscape Plan

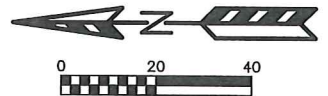
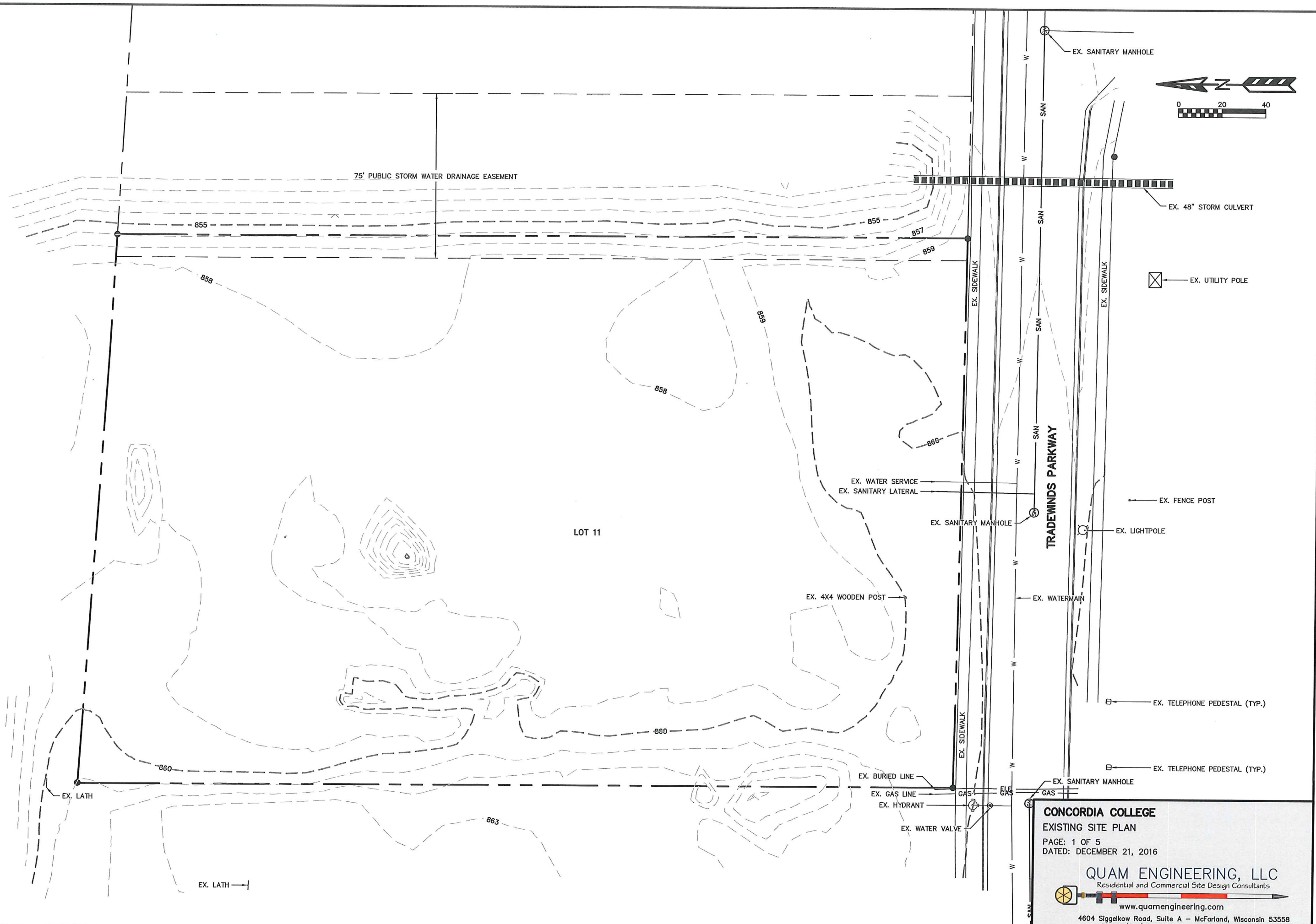
Architectural

Cover Sheet
Floor Plan
Elevations
Perspective View to NW

Building Data

Occupancy: O, Office
Stories: 1
Height: 21'-0"
Square Ft: 10,370sf

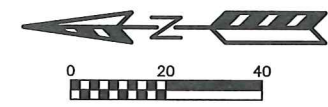
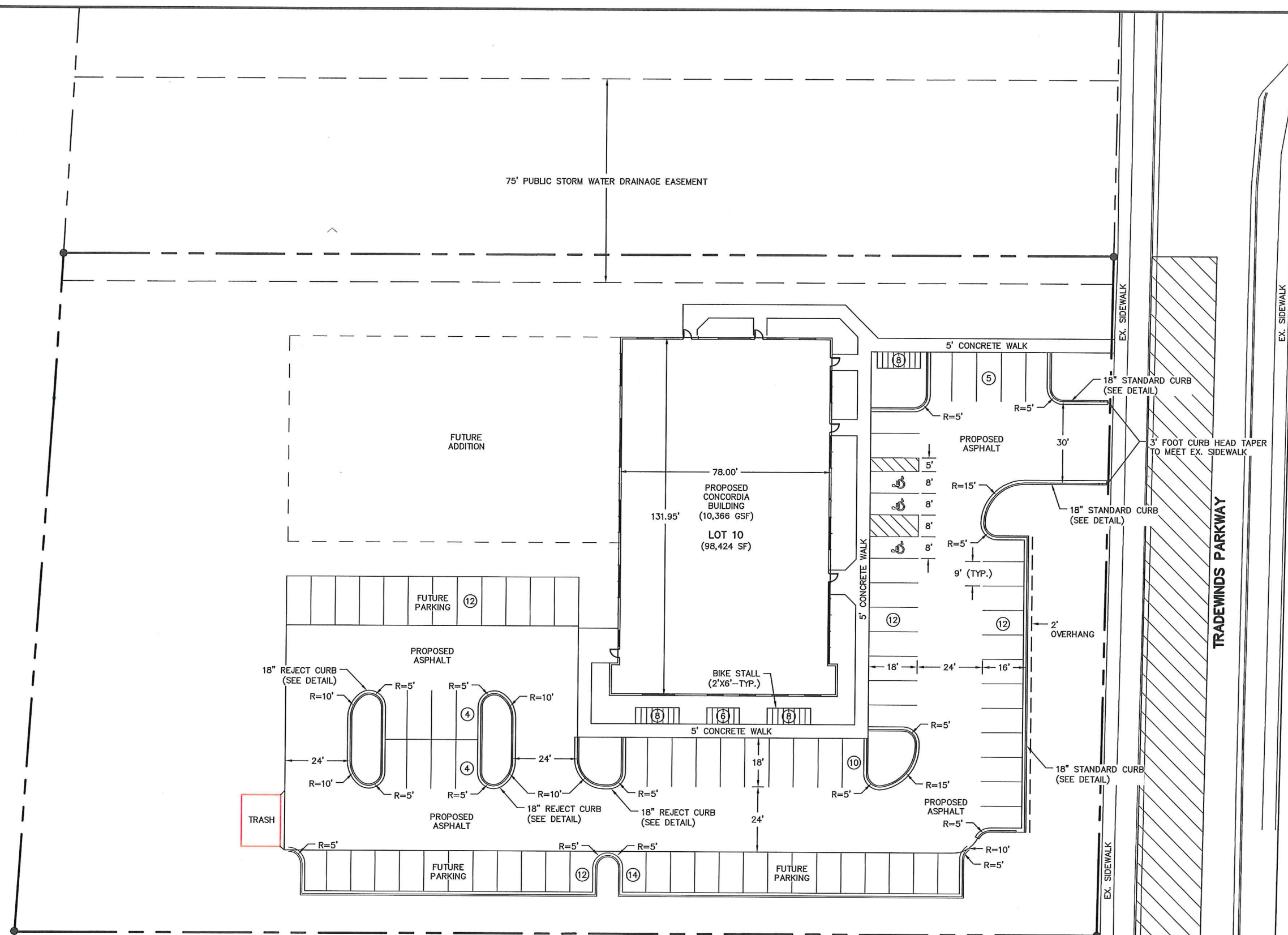
U.S. HIGHWAY 12/18



CONCORDIA COLLEGE
 EXISTING SITE PLAN
 PAGE: 1 OF 5
 DATED: DECEMBER 21, 2016

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

U.S. HIGHWAY 12/18



PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address LOT 10 - TRADEWINDS PARKWAY
 Site acreage (total) 2.28 Acres

Number of building stories (above grade) 1
 Building height
 DSPS type of construction (new structures or additions)
 Total square footage of building 19,825 S.F.
 Total square footage of garage N/A

Use of property SCHOOL
 Gross square feet of office 0
 IMPERVIOUS AREA 52,600 S.F.
 OPEN SPACE AREA 45,824 S.F.
 LOT COVERAGE 53.4%

Number of bicycle stalls shown 30
 Number of Parking stalls:

	SHOWN
Customer Parking	44 (82)
Employee Parking	0
Service Parking	0
Inventory Parking	0
Accessible	3
Total	47 (85)

Number of trees shown (See Landscape Plan)



HANDICAP ACCESSIBLE SIGN DETAIL

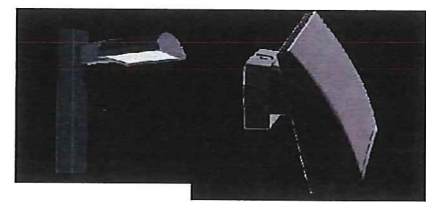
IMPERVIOUS AREAS:

BUILDING	=10,366 SF
BUILDING ADDITION	= 9,259 SF
PHASE 1 PARKING LOT	=24,225 SF
FUTURE PARKING LOT	= 5,733 SF
SIDEWALK BIKE RACKS	= 2,656 SF
	= 360 SF

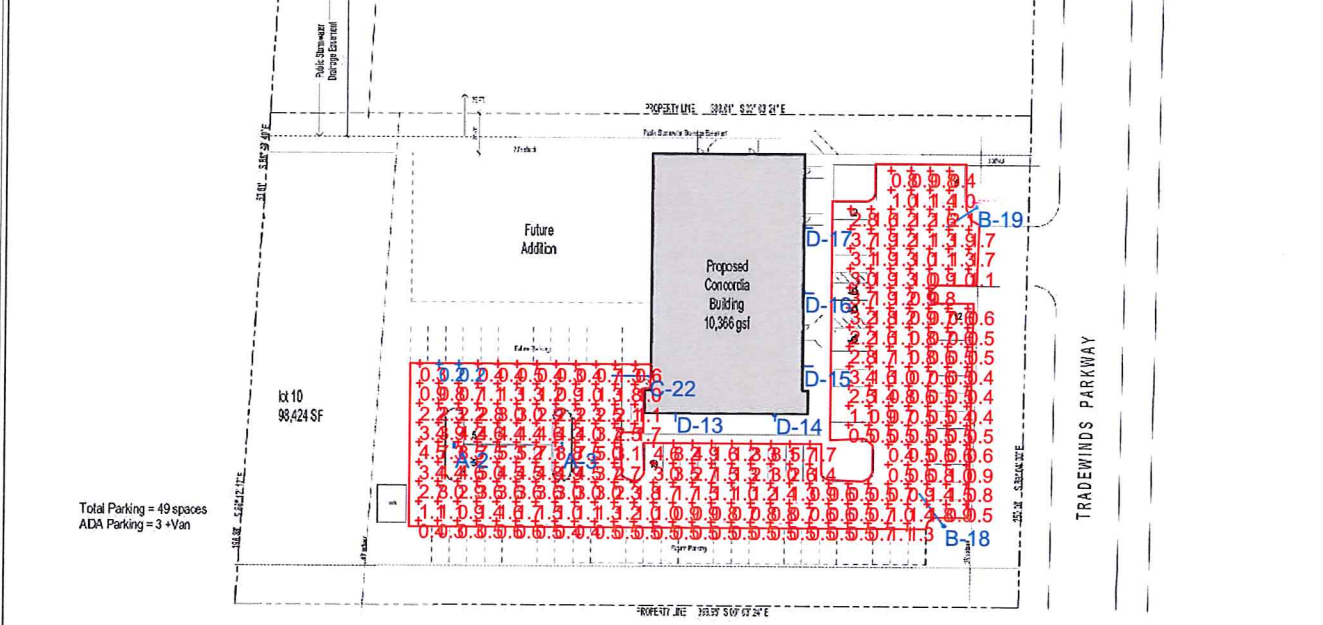
CONCORDIA COLLEGE
 SITE PLAN
 PAGE: 2 OF 5
 DATED: DECEMBER 21, 2016

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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number	Wattage	Lumens Per Watt	Light Loss Factor	Footcandle
□	A	2	KAN LIGHTING, INC.	ALE2778-1/ALE2778-2/ALE2778-3 (TYPE 1)	CAST FINISHED METAL HOUSING, 2 CIRCUIT BOARD EACH WITH 1 LENS HOUSED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE FOR LED CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	50W WHITE MULTI-CHIP 5000K EMITTING DIODES (LED), TILTED 5° DEGREE FROM VERTICAL BASE-UP POSITION.	4	27000 lm	105	1	158.6
□	B	2	KAN LIGHTING, INC.	ALE2778-1/ALE2778-2/ALE2778-3 (TYPE 1)	CAST FINISHED METAL HOUSING, 2 CIRCUIT BOARD EACH WITH 1 LENS HOUSED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE FOR LED CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	50W WHITE MULTI-CHIP 5000K EMITTING DIODES (LED), TILTED 5° DEGREE FROM VERTICAL BASE-UP POSITION.	4	27000 lm	105	1	79.3
□	C	1	KAN LIGHTING, INC.	WPLE280 (AUXILIARY)	CAST FINISHED METAL HOUSING, HOUSED WITH HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, WOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	100W WHITE MULTI-CHIP 5000K EMITTING DIODES (LED), TILTED 5° DEGREE FROM VERTICAL BASE-UP POSITION.	1	10000 (1/4w)	281.627	1	28.6
□	D	5	KAN LIGHTING, INC.	WPLE280 (AUXILIARY) (STANDING CUTOFF)	CAST FINISHED METAL HOUSING, HOUSED WITH HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, WOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	100W WHITE MULTI-CHIP 5000K EMITTING DIODES (LED), TILTED 5° DEGREE FROM VERTICAL BASE-UP POSITION.	2	20000 (2w)	428.744	1	81.1



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	1.8 fc	1.8 fc	8.8 fc	0.2 fc	44.0:1



DIMENSION [Logo]
 Mechanical Division
 215 S. 10th St., Suite 200, Des Moines, IA 50315
 Phone: 515-281-4400 Fax: 515-281-4401
 www.dimensioninc.com

CONCORDIA - TRADEWINDS OFFICE BUILDING
 LOT 10 - TRADEWINDS PARKWAY
 12/16/2016
 1" = 80ft

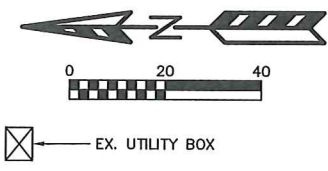
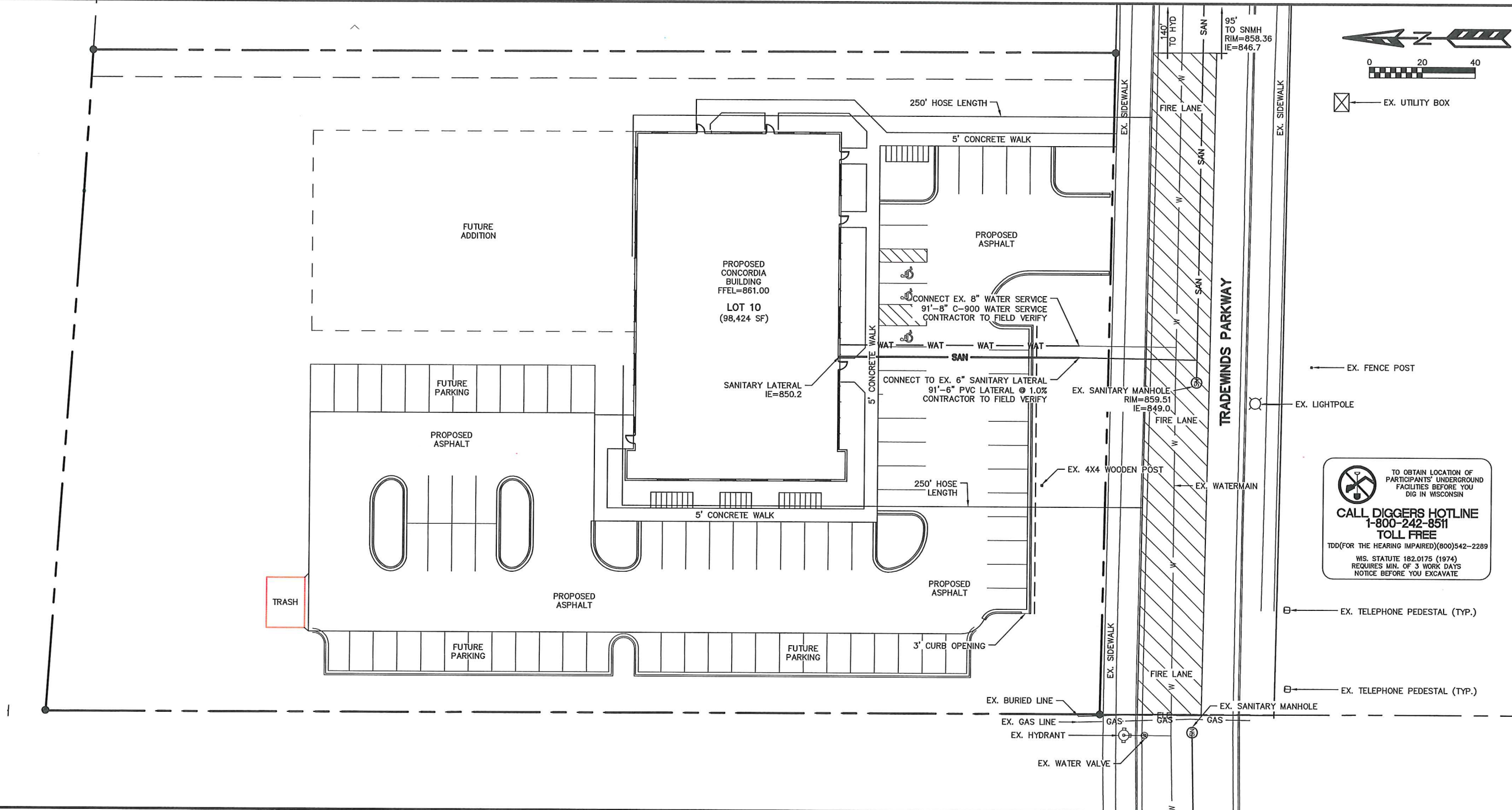
Plan View
 Scale - 1" = 80ft



Concordia University
 Parking Lot Lighting

Designer
 Dom Baker
 Date
 12/16/2016
 Scale
 -
 Drawing No.
 102
 Summary
 Parking Lot Lighting

U.S. HIGHWAY 12/18



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

GENERAL NOTES:

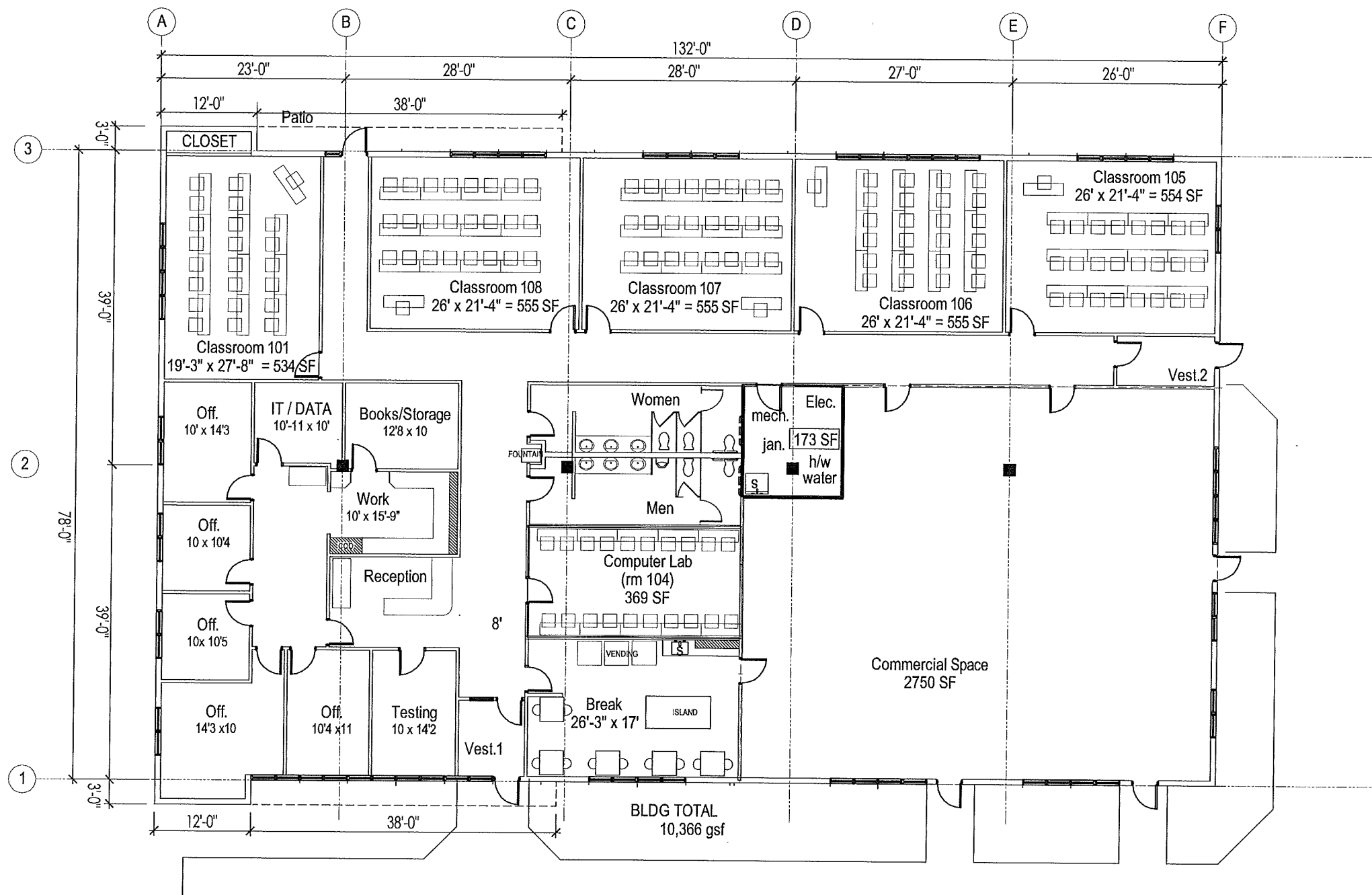
ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.
 THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 ANY DAMAGE TO THE PAVEMENT ON TRADEWINDS PARKWAY ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION INVERT PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

UTILITY NOTES:

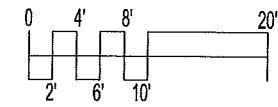
ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.
 THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
 ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
 THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE CITY OF MADISON PRIOR TO CONNECTING TO THE 8" WATER SERVICE.
 BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
 GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
 SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
 WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

CONCORDIA COLLEGE
 UTILITY AND FIRE LANE PLAN
 PAGE: 4 OF 5
 DATED: DECEMBER 21, 2016

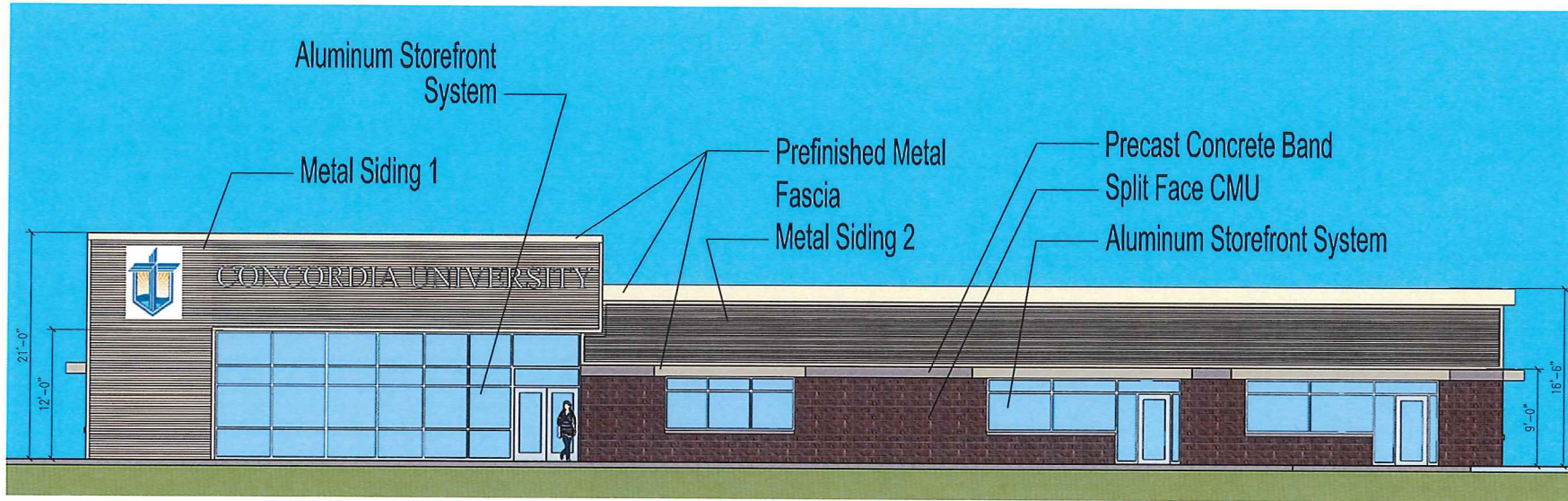
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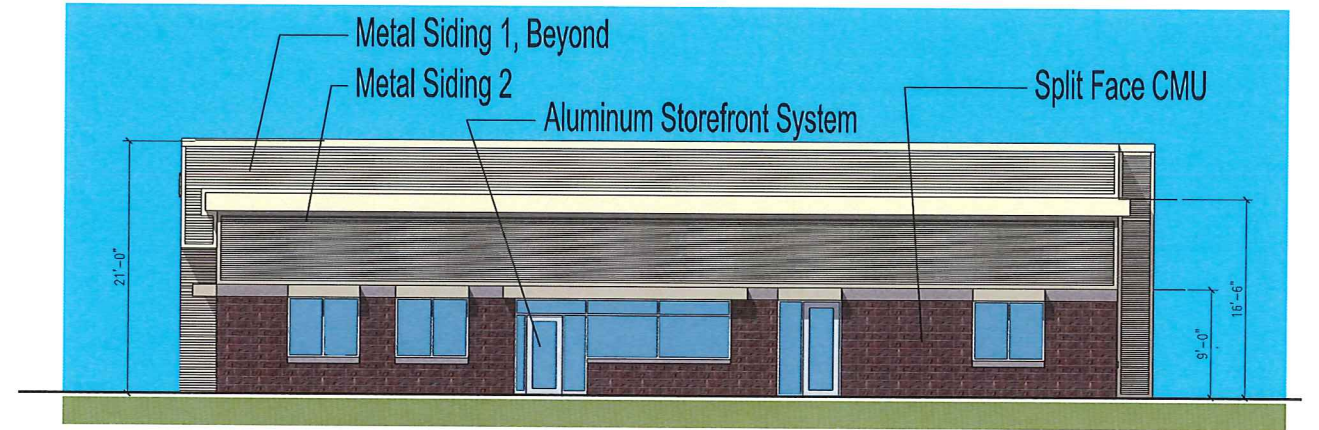
FLOOR PLAN



SCALE
 1/16" = 1'-0"



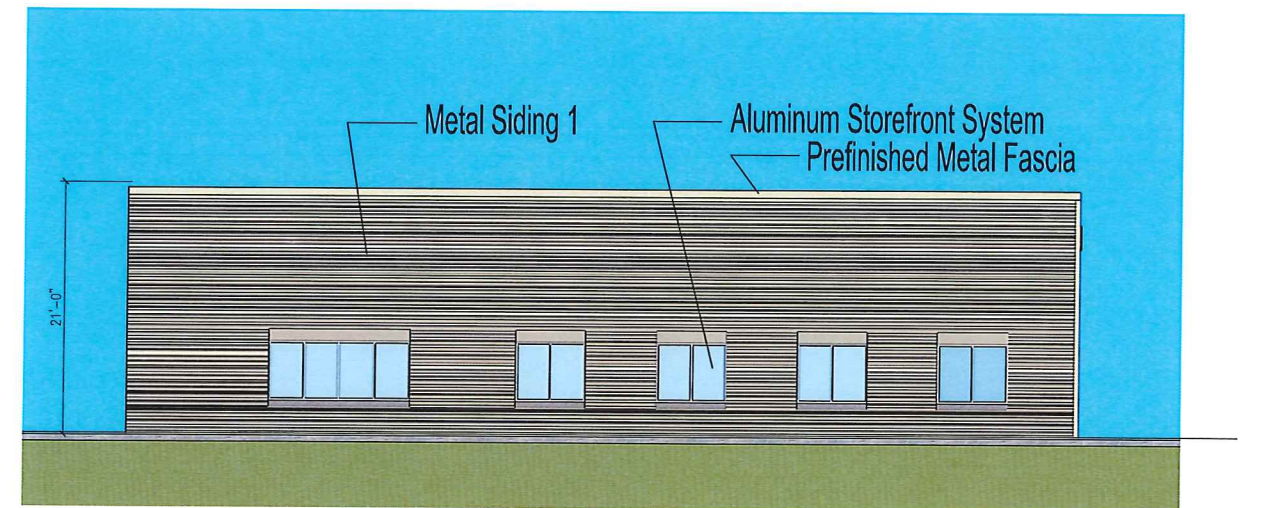
SOUTH (FRONT) ELEVATION



EAST ELEVATION



NORTH (REAR) ELEVATION



EAST ELEVATION





Perspective View to NW