

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

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

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

02384

<b>DATE SUBMITTED:</b> <u>February 1, 2006</u>	<b>Action Requested</b>
<b>UDC MEETING DATE:</b> <u>February 8, 2006</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

**PROJECT ADDRESS:** 4801 Tradewinds Parkway, Madison, WI 53718

**ALDERMANIC DISTRICT:** 16

<b>OWNER/DEVELOPER (Partners and/or Principals)</b> <u>B&amp;R Enterprises of Madison LLC</u>	<b>ARCHITECT/DESIGNER/OR AGENT:</b> <u>Kahler Slater Architects, Inc.</u>
<u>5513 Femrite Drive</u>	<u>111 W. Wisconsin Avenue</u>
<u>Madison, WI 53718</u>	<u>Milwaukee, WI 53203</u>

**CONTACT PERSON:** Dennis Bauer  
**Address:** 5513 Femrite Drive  
Madison, WI 53718  
**Phone:** (608) 222-8941  
**Fax:** \_\_\_\_\_  
**E-mail address:** dbauer@chorus.net

**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)

**KahlerSlater**

**Informational Presentation**

to

**Urban Design Commission**

**City of Madison**

of

**TRADEWINDS BUSINESS CENTRE PROJECT**

# KahlerSlater

## **B&R Enterprises of Madison, LLC**

Project Narrative

February 1, 2006

Kahler Slater Project 205079

### **Overall Description**

This project is the first of several new developments planned by B&R Enterprises of Madison, LLC for the new Tradewinds Business Centre, located at the southeast corner of the Beltline and HWY 51, in the southeast part of Madison. It is an office/commercial development that will be the headquarters for Bauer Raether Builders, as well as other office/commercial tenants. One of those is the State of Wisconsin Metrology Lab. The development includes buildings, parking lots for employees and customers, and drive areas for various vehicles related to both the Metrology Lab and Bauer Raether Builders.

### **Site Description**

The site is 323' x 446' and is approximately 3.3 acres in size.

The site is organized into 3 zones (see site diagram):

- The front public area, including drives and public/guest parking.
- The one and two-story building mass.
- The service drive/truck loading area.

The building is intended to screen the service drive/truck loading areas in back from the public areas in front. Groups of trees are introduced to break apart the public parking areas. The project also intends to explore ways of reducing storm water run-off from the buildings and paved areas.

### **Building Description**

The focal point of the building development is the two-story office building which houses the Bauer Raether Builders offices on the second floor. This is the most prominent corner of the building and site. It can easily be seen from the Beltline to the northwest. This will be true even after future buildings are constructed on the north side of Tradewinds Parkway.

The remaining building is single story construction. The Bauer Raether Builders' shop area, located along the southern side of the property to reduce its size impact, will have a high clearance to accommodate trucks and material storage. The State of Wisconsin Metrology Lab will have several mezzanines for equipment and mechanical equipment. It will have the appearance of a two-story building.

Though the precise exterior design is still being developed, exterior materials are expected to include brick, architectural concrete, and possibly EFIS. The roofs are envisioned to be flat (gently sloping to allow for water run-off), with overhangs for sun control. The attached 3D sketches are intended to offer preliminary ideas on exterior design.

# KahlerSlater

Tenants

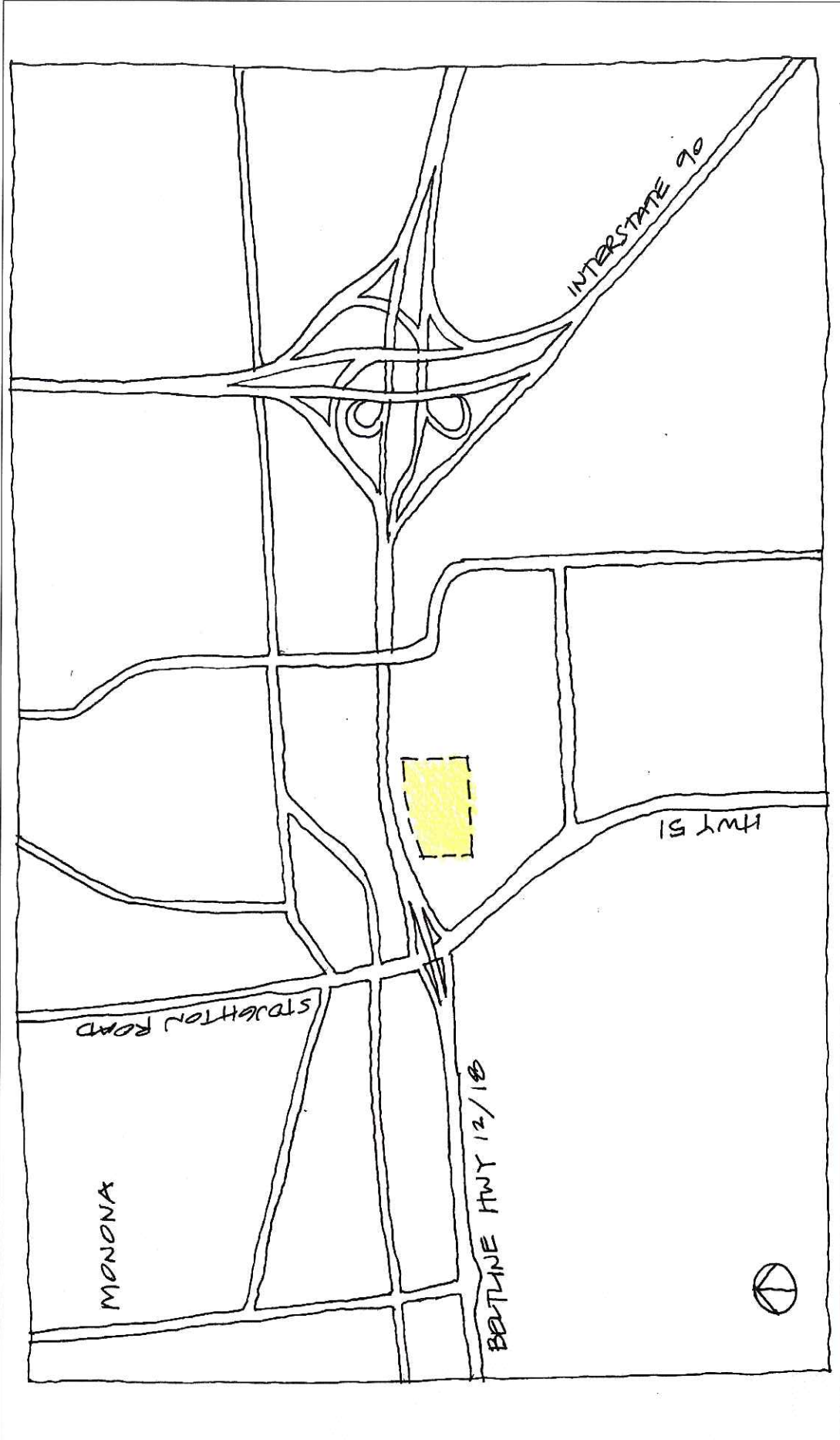
Tenant	GSF
Bauer Raether Builders Office Area	5,550
Bauer Raether Builders Shop Area	18,000
State of WI Metrology Lab	4,750
State of WI Metrology Lab Garage	2,500
Leased Space	11,800
<b>Total</b>	<b>42,600</b>

# KahlerSlater

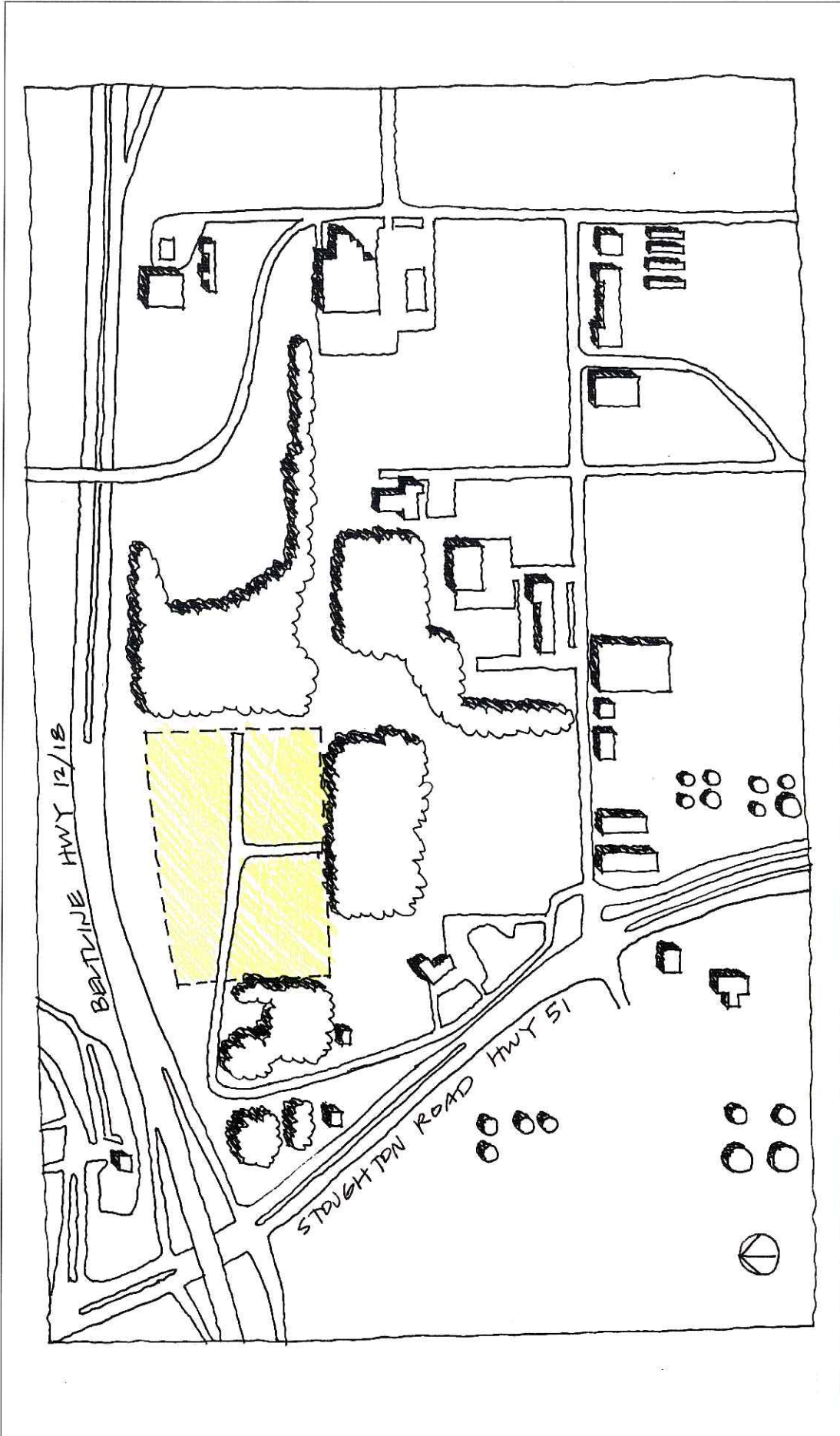
**B&R Enterprises of Madison, LLC**  
 Outside Parking Requirements (DRAFT)  
 February 1, 2006  
 Kahler Slater Project 205079

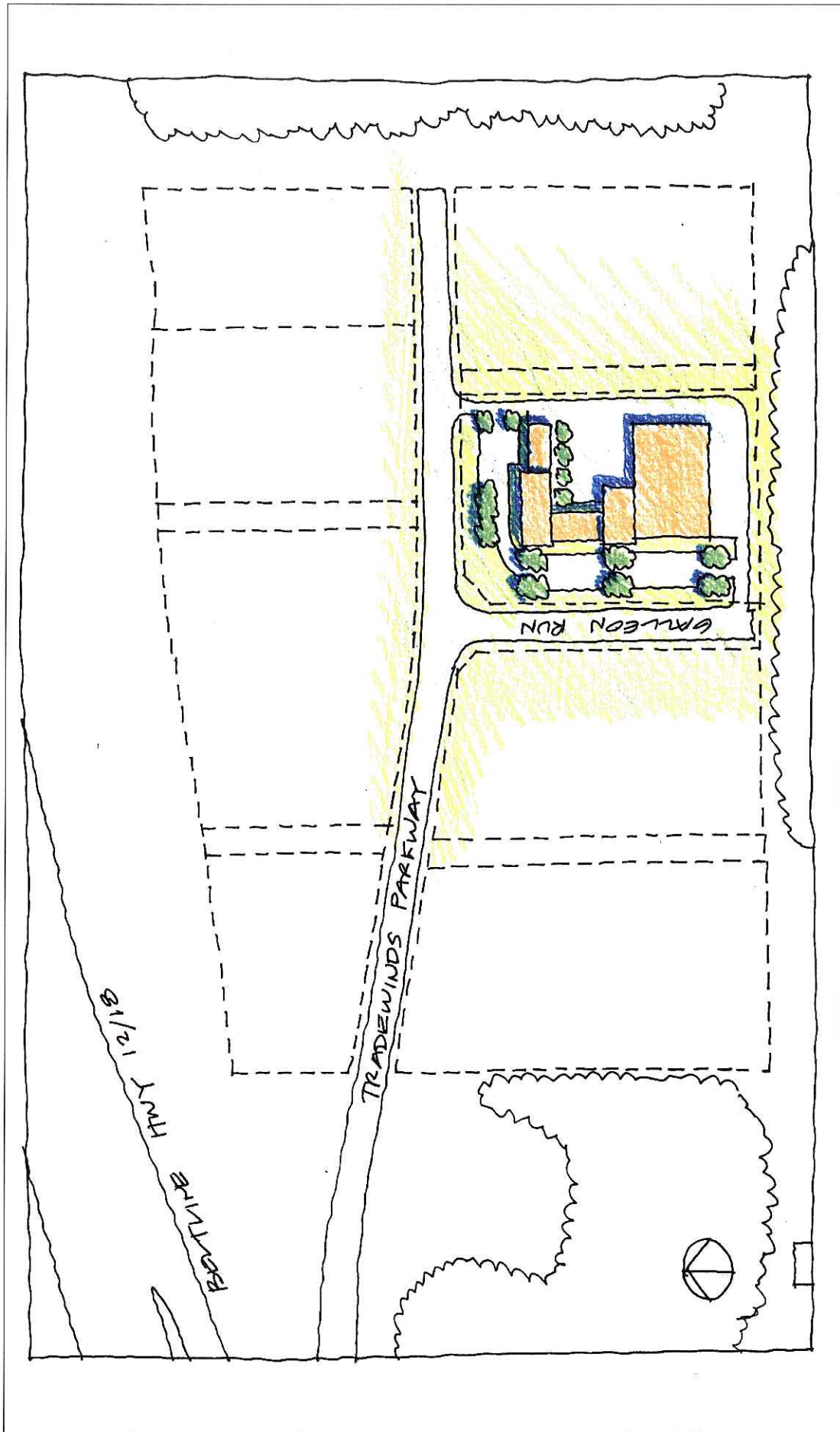
User	Standard (GSF)	# of Spaces
<b>Bauer Rather Builders</b> <b>5,450 GSF</b>		
Per City Code	1,300	19
Per Owner's Requirements		
Employees		14
Visitors		6 (confirm)
Company Vehicles		6 (confirm)
<b>State of WI Metrology Lab</b> <b>4,720 GSF</b>		
Per City Code	1,300	16
Per Owner's Requirements		
Employees		2
Visitors		8
<b>Leased Space</b> <b>11,800 GSF</b>		
Per City Code	1,300	40
<b>Summary</b>		
Per City Code		75
Per Owner's Requirements		76
<b>Additional Requirements</b>		
Bike/Moped Parking		





LOCATION MAP

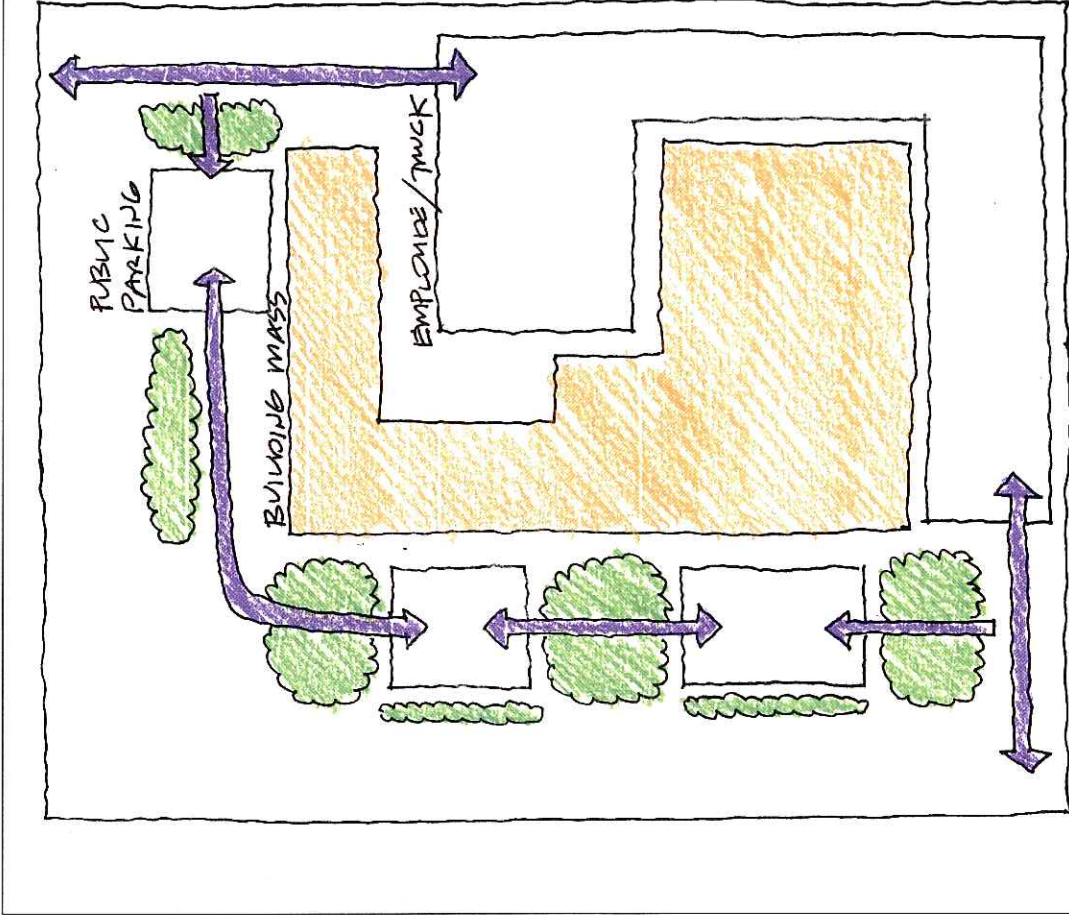
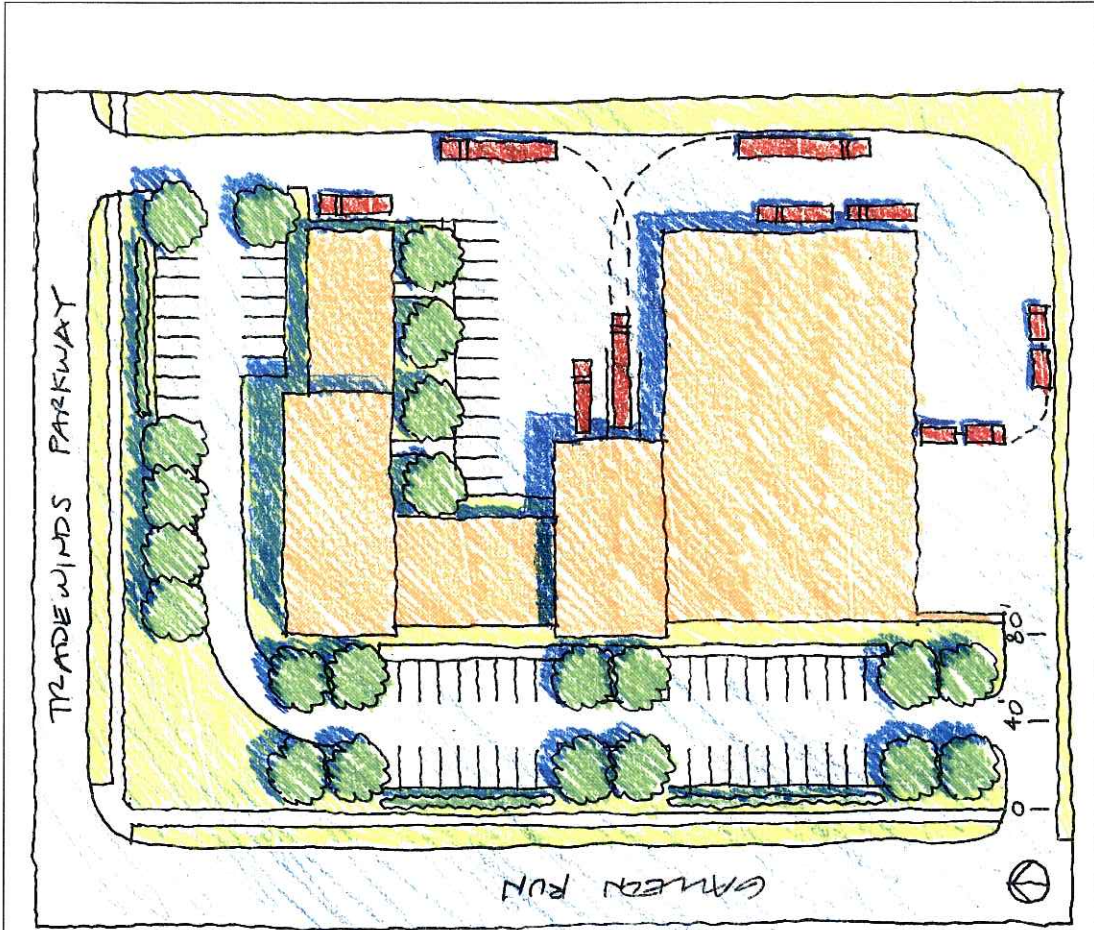




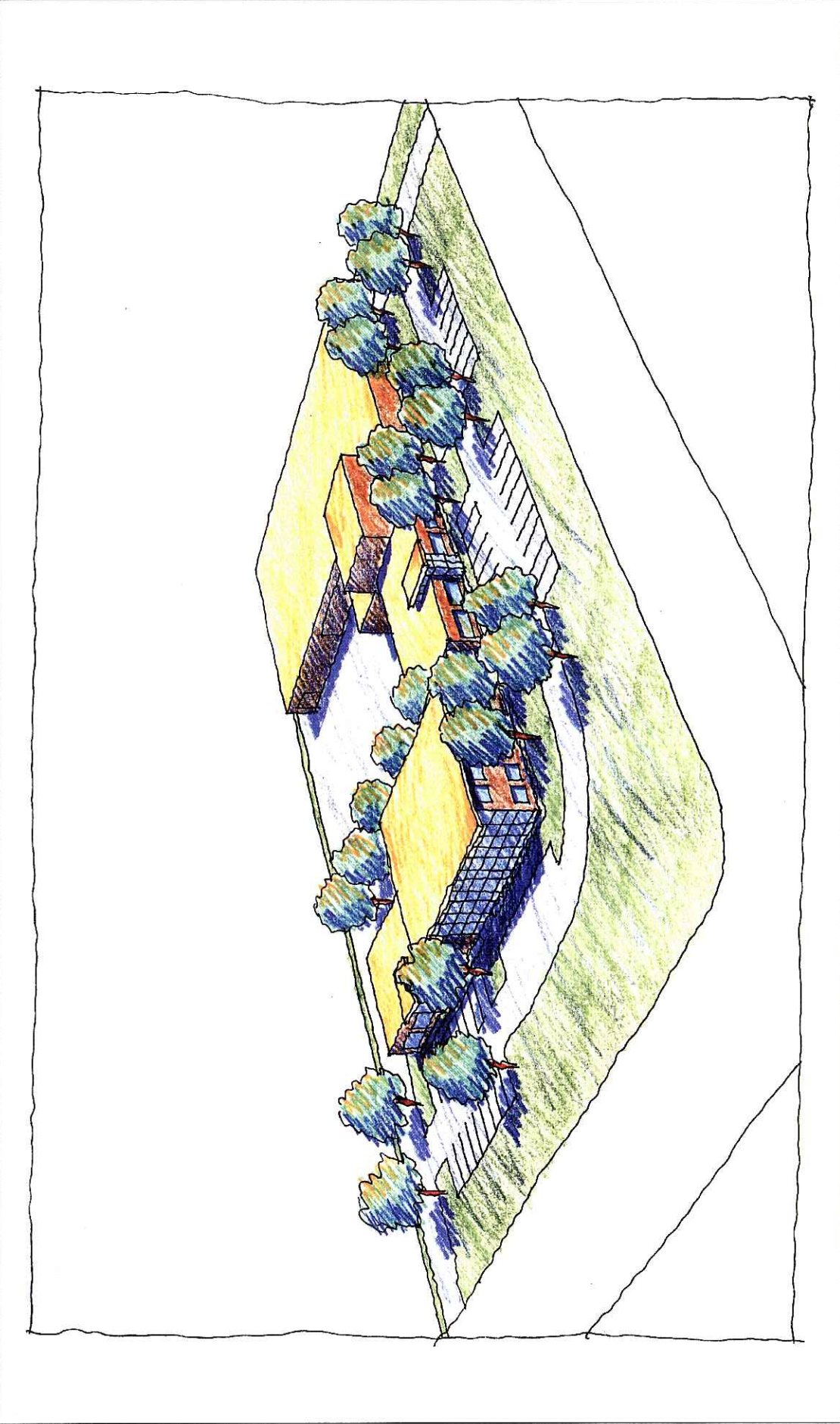
DEVELOPMENT SITE PLAN

STATE METROLOGY LAB  
1/21/2006



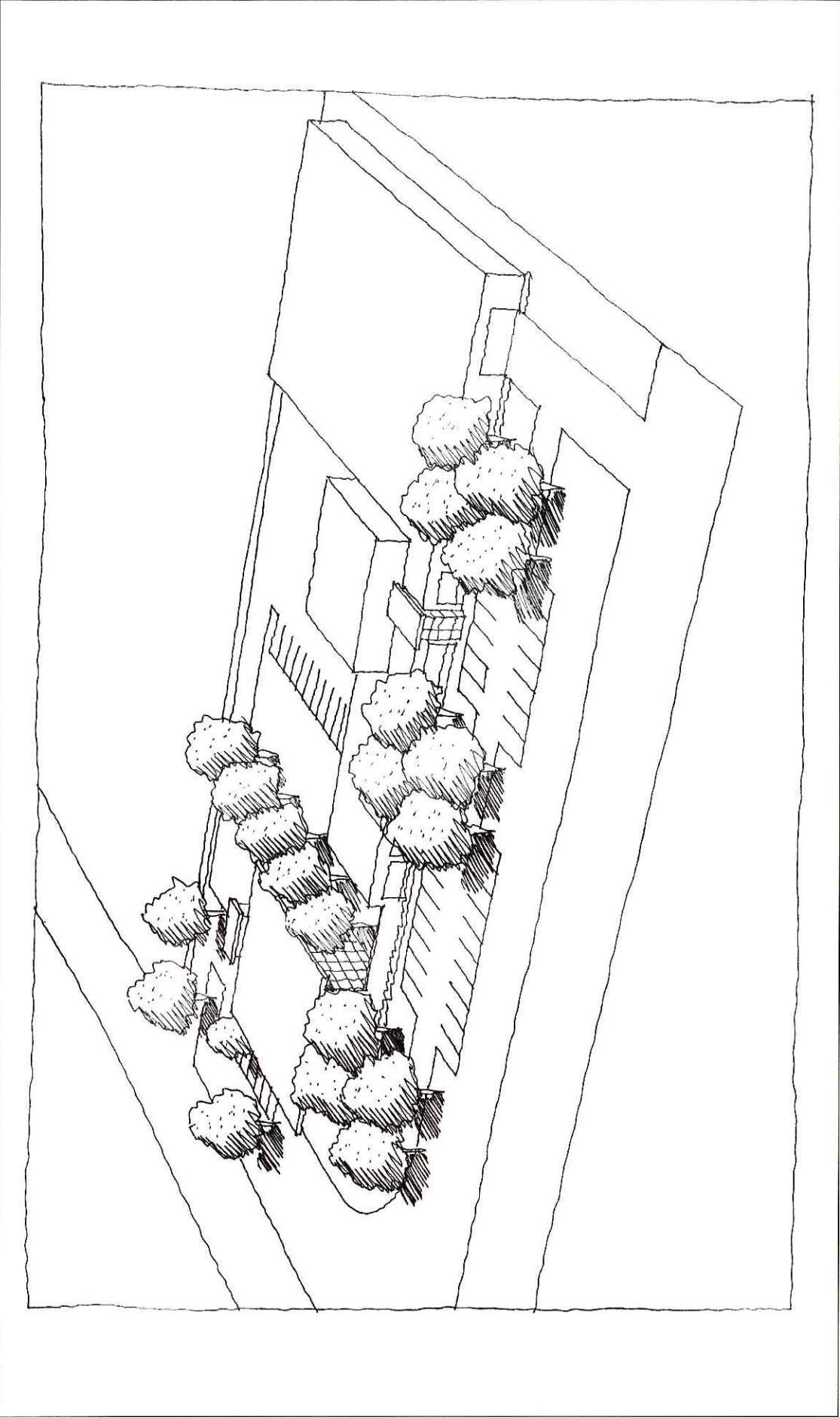


PROJECT SITE PLAN/DIAGRAM

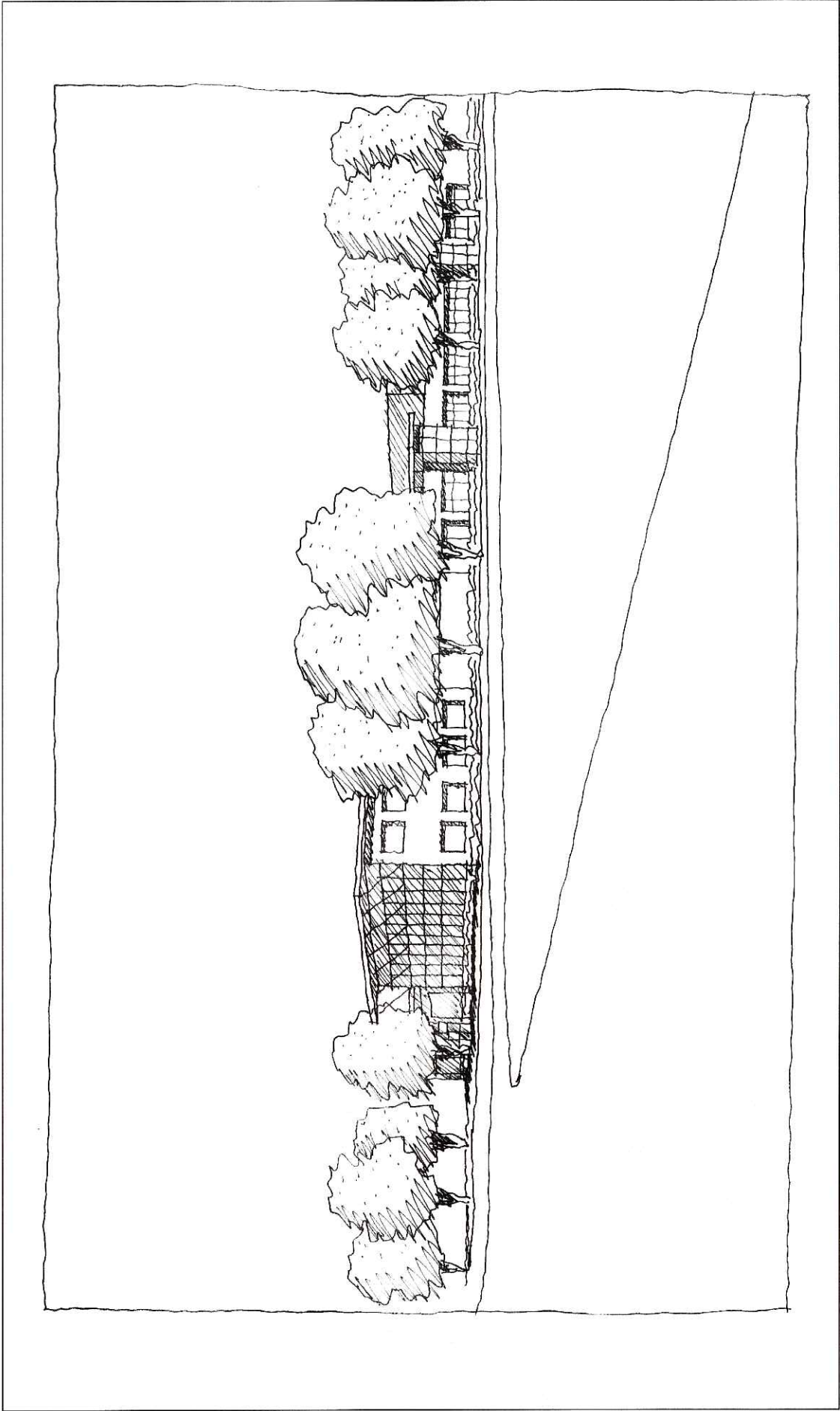


VIEW LOOKING SOUTHEAST





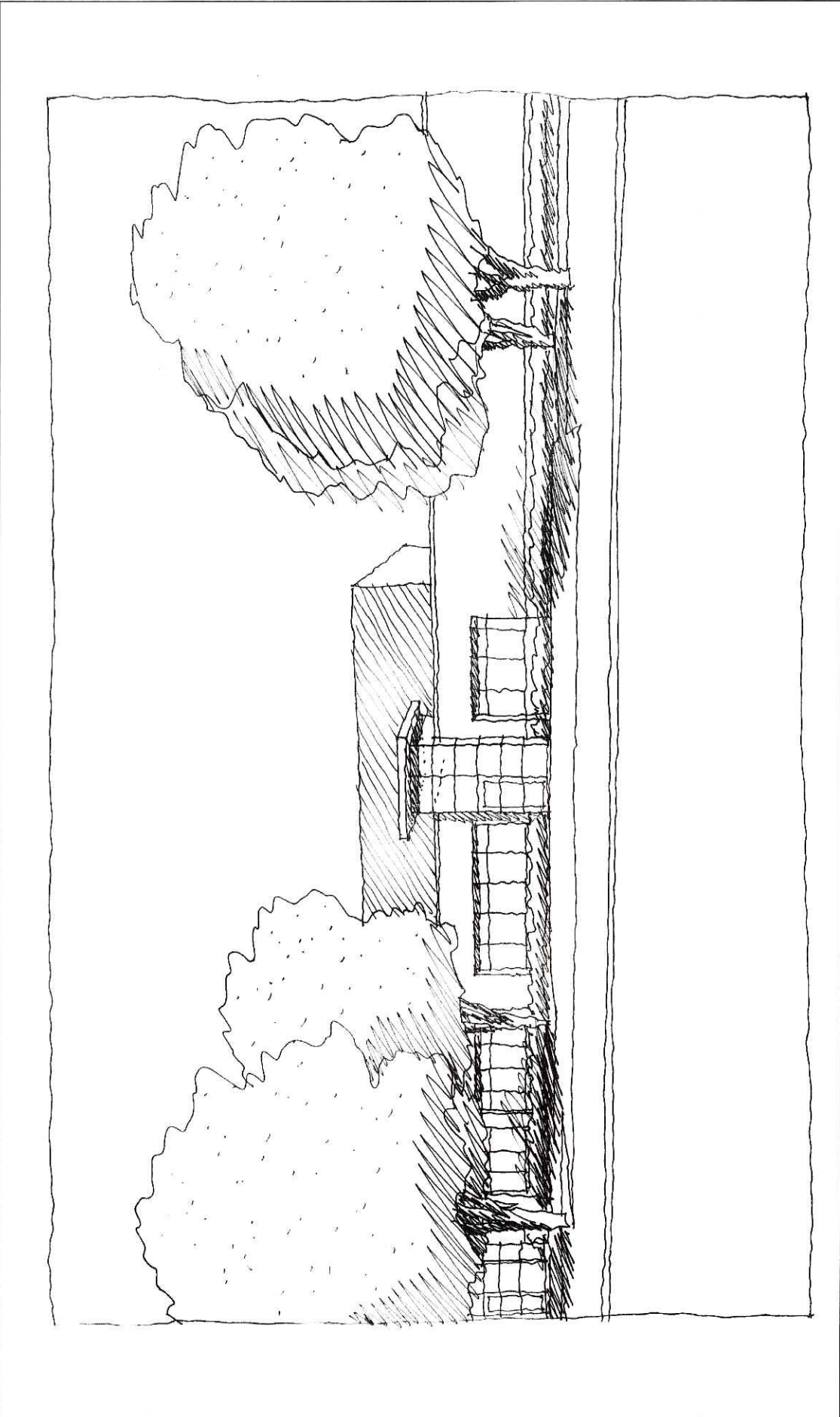
VIEW LOOKING NORTHEAST



VIEW FROM CORNER

STATE METROLOGY LAB  
8/5/2005





MAIN ENTRANCE

STATE METROLOGY LAB  
9/2/2005