

URBAN DESIGN COMMISSION 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

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

Date Submitted: <u>December 21, 2016</u>	Informational Presentation Initial Approval Final Approval
UDC Meeting Date: <u>February 8, 2017</u>	
Combined Schedule Plan Commission Date (if applicable): <u>February 20, 2017</u>	

Please complete all sections of the application, including the desired meeting date and the type of action requested.

1. Project Address: 4904 Tradewinds Parkway
Project Title (if any): Tradewinds Office Building - Concordia

2. This is an application for (Check all that apply to this UDC application):
 New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
 Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
 Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$500 fee) Street Graphics Variance* (public hearing-\$300 fee)
 Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Alexander H Li
Street Address: 411 Orchard Drive
Telephone: (608)258-8440 Fax: ()

Company: Genesis Commons LLC
City/State: Madison, WI Zip: 53711
Email: cwealth@att.net

Project Contact Person: Alexander H Li
Street Address: _____
Telephone: () Fax: ()

Company: _____
City/State: _____ Zip: _____
Email: _____

Project Owner (if not applicant) : _____
Street Address: _____
Telephone: () Fax: ()

City/State: _____ Zip: _____
Email: _____

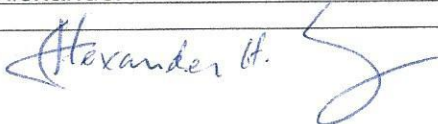
4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on Dec. 8, 2016.

(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Alexander H Li Relationship to Property Owner
Authorized Signature _____ Date Dec. 21, 2016



January 3, 2017

Al Martin
Urban Design Commission
126 South Hamilton Street
Madison, Wisconsin 53703

RE: 4904 Tradewinds Parkway
Tradewinds Business Center

Dear Al:

The following document and illustrative graphics outline the proposed rezoning of the parcel located at 4904 Tradewinds Parkway from Industrial Limited (IL) to Suburban Employment (SE) and request for an amendment for conditional use for an education center in the proposed office building.

APPLICANT:

Alexander H. Li
Genesis Commons LLC
411 Orchard Drive
Madison, Wisconsin 53711
Phone: 608.258.8440
cwealth@att.net

DESIGN TEAM:

Architect:
Dimension IV – Madison, LLC
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
Phone: 608.829.4452
Jerry Bourquin
jbouquin@dimensionivmadison.com

Landscape Architect:
Paul Skidmore
13 Red Maple Trail
Madison, Wisconsin 53717
Phone: 608.826.0032
paulskidmore@tds.net

Civil Engineer:
Quam Engineering
4604 Siggelkow Road, Suite A
McFarland, Wisconsin 53558
Phone: 608.838.7750
Ryan Quam
rquam@quamengineering.com

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445

Existing Conditions

Existing Zoning:	IL Urban Design District #1	
Proposed Zoning:	SE	
Address/PIN:	4904 Tradewinds Parkway	Parcel #0710-271-0401-8
Aldermanic District:	District 16 Alder DeMarb	
Neighborhood Association:	None	
Neighborhood Plan:	Marsh Road Neighborhood Plan Industrial	
Notifications:	Alder DeMarb Matt Tucker, Jay Wendt	Aldersperson notified and waived 30 day notice
Legal Description:	Lot 10, Tradewinds Business Centre, in the City of Madison, Dane County, Wisconsin	
Lot Area:	2.26 acres; 98,424 square feet	
Proposed Use:	Office building with education center	

We look forward to working with the City on the review and implementation of this project.

Sincerely,

DIMENSION IV – MADISON, LLC

Jerry Bourquin, AIA
Principal

cc: Alder DeMarb

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

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.

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PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Submitted: <u>January 4, 2017</u>	Informational Presentation Initial Approval Final Approval
UDC Meeting Date: <u>January 25, 2017</u>	
Combined Schedule Plan Commission Date (if applicable): <u>February 20, 2017</u>	

Please complete all sections of the application, including the desired meeting date and the type of action requested.

1. Project Address: 4904 Tradewinds Parkway

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Name of Applicant Alexander H Li Relationship to Property Owner

Authorized Signature _____ Date January 3, 2017

Project Name : Concordia University

Project Address : 4904 Tradewinds Parkway, Madison, WI



Project Site

Building Data

Occupancy: B - Business (University & Tenant)
 Stories: 1
 Height: 21'-0"
 Building Area: 10,370sf
 Lot Area: 2.26 acres

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

LIST OF DRAWINGS

- G0.1 COVER PAGE
- G0.2 STREETScape
- 1 OF 5 SITE TOPOGRAPHIC SURVEY
- 2 OF 5 SITE PLAN
- 3 OF 5 GRADING & EROSION CONTROL PLAN
- 4 OF 5 UTILITY & FIRE LANE PLAN
- 5 OF 5 LANDSCAPE PLAN
- 1 OF 1 LIGHTING PLAN
- A1.0 FLOOR PLAN
- A2.0 EXTERIOR ELEVATIONS
- P1 PERSPECTIVE



TRADEWINDS PKWY - LOOKING EAST 1



TRADEWINDS PKWY - LOOKING EAST 2



TRADEWINDS PKWY - LOOKING EAST 3

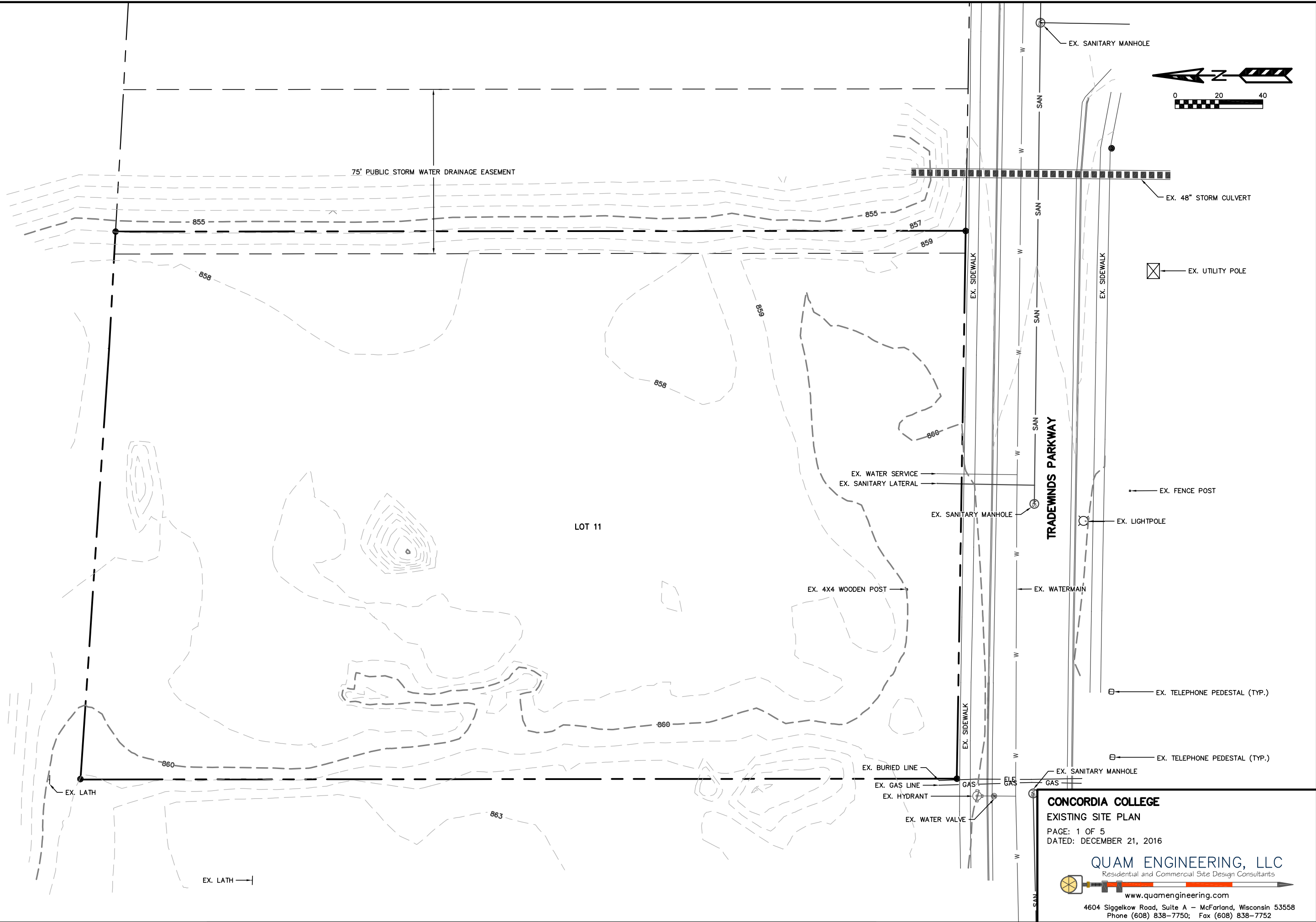


TRADEWINDS PKWY - LOOKING NORTH



TRADEWINDS PKWY - LOOKING NORTH

U.S. HIGHWAY 12/18



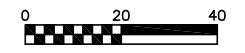
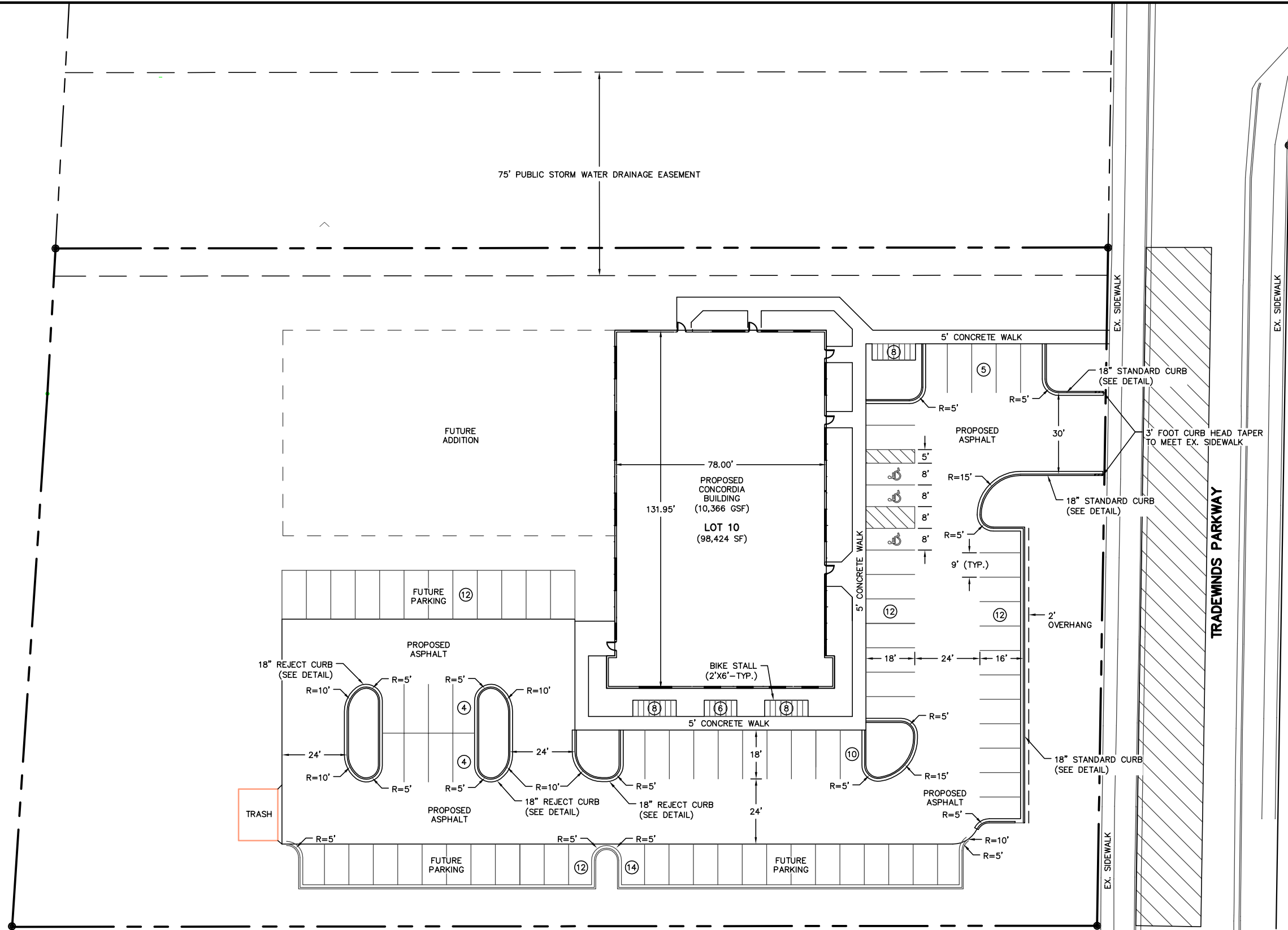
CONCORDIA COLLEGE
EXISTING SITE PLAN

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

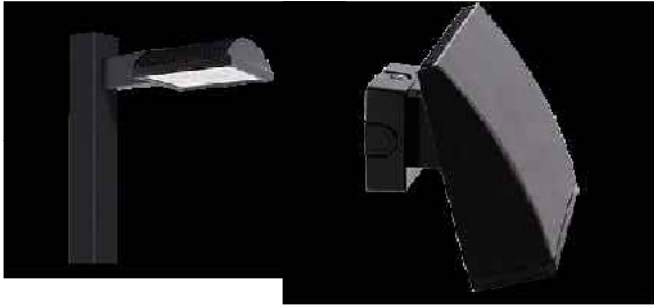
IMPERVIOUS AREAS:

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

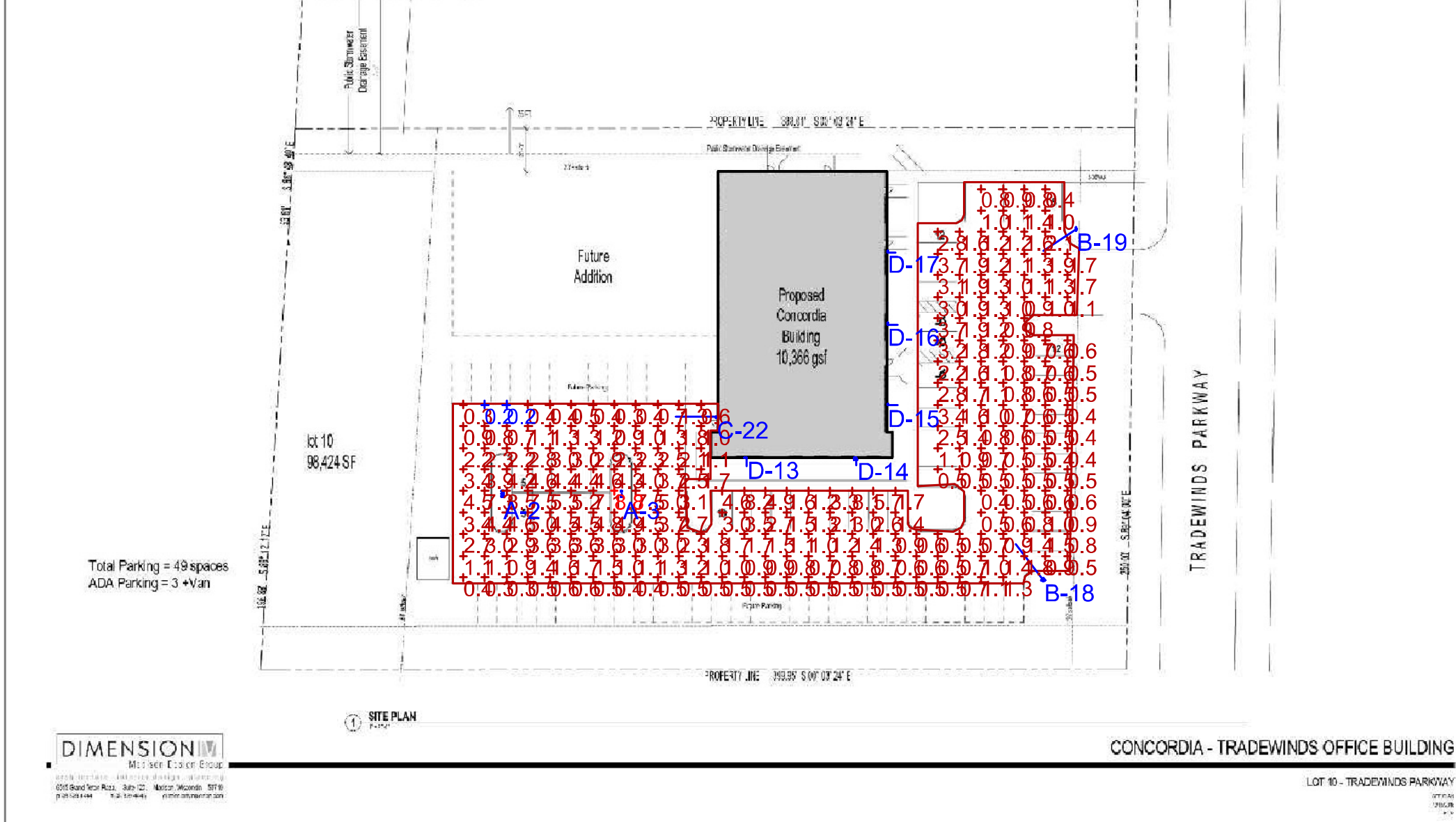
CONCORDIA COLLEGE
 SITE PLAN
 PAGE: 2 OF 5
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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	RAB LIGHTING, INC.	ALED2778 - RWLED2778 - WPLED2778 (TYPE II)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 3-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LED), TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION.	6	#175599.jes	1285	1	158.6
	B	2	RAB LIGHTING, INC.	ALED2778 - RWLED2778 - WPLED2778 (TYPE II)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 3-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LED), TILTED 57-DEGREES FROM VERTICAL BASE-UP POSITION.	6	#175599.jes	1285	1	79.3
	C	1	RAB LIGHTING, INC.	WPLED26 (WALLPACK) - ALED26 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 33-DEGREES FROM VERTICAL BASE-UP POSITION.	1	#80286 (1).jes	2661.627	1	29.6
	D	5	RAB LIGHTING, INC.	WPLED80 / ALED80 (15-DEGREE UP TILT - STANDARD CUTOFF)	CAST FINNED METAL HOUSING, 2 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 OPTICAL COMPARTMENT WITH 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	TWO WHITE MULTI-CHIP LIGHT EMITTING DIODES (LED), TILTED 55-DEGREES FROM VERTICAL BASE-UP POSITION.	2	Wall Pack 80w.jes	4056.748	1	81.1



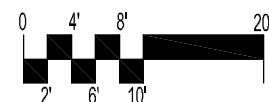
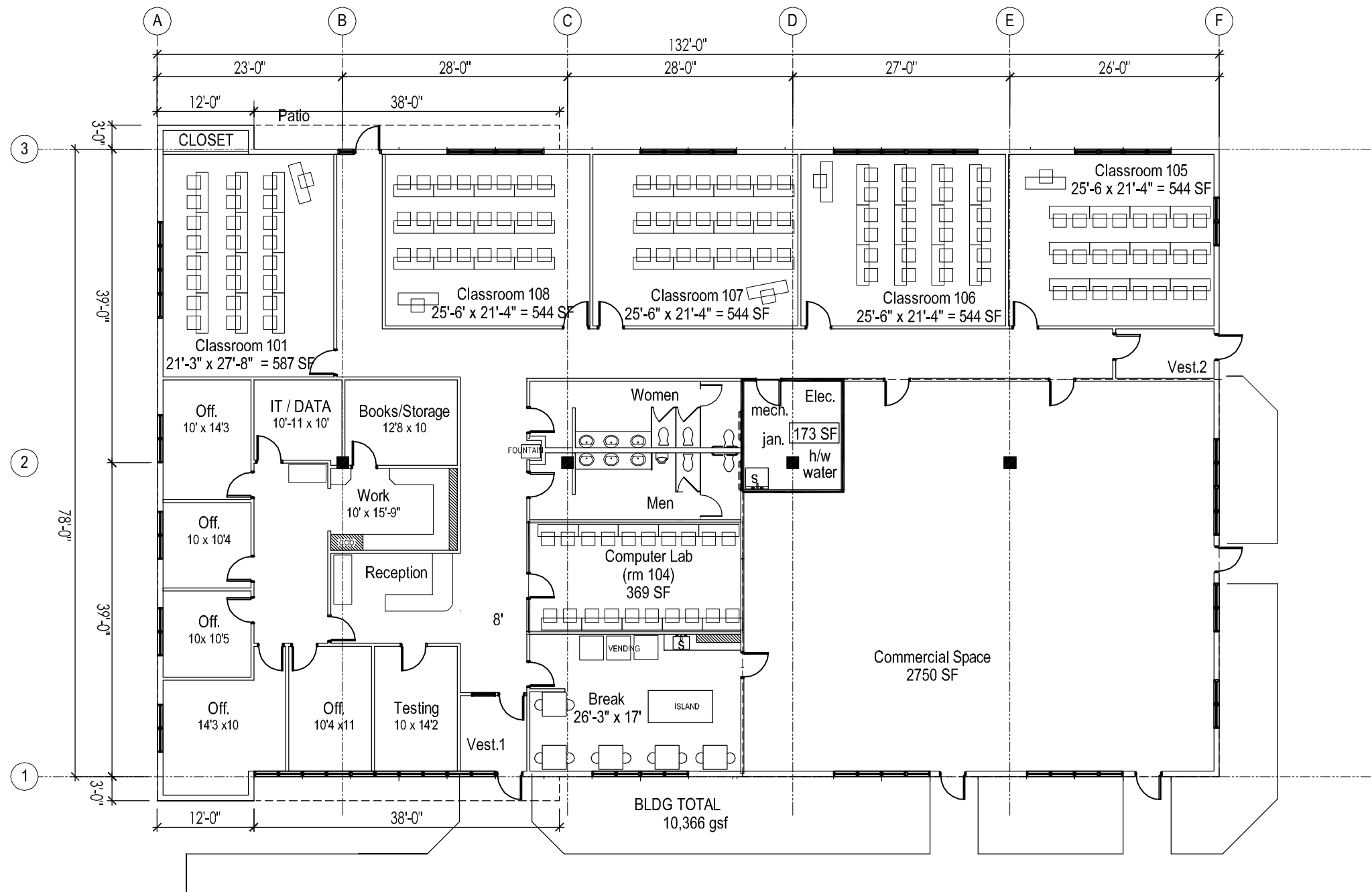
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	1.8 fc	1.8 fc	8.8 fc	0.2 fc	44.0:1



Concordia University
Parking Lot Lighting

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

Plan View
Scale - 1" = 80ft



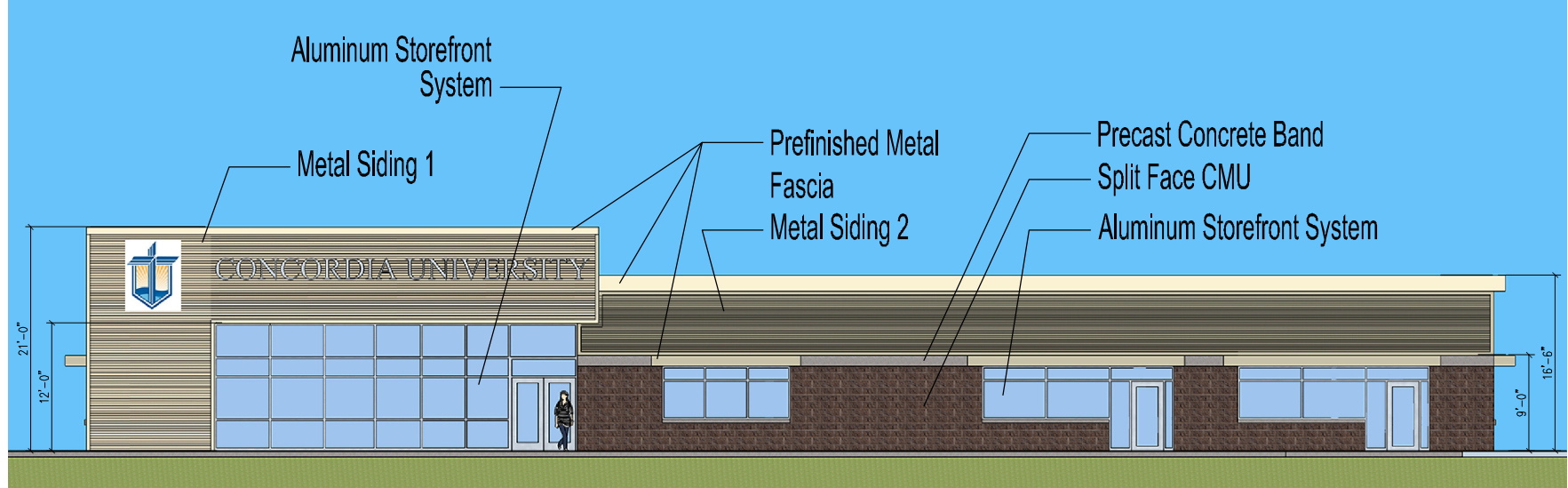
SCALE
 1/16" = 1'-0"

FLOOR PLAN

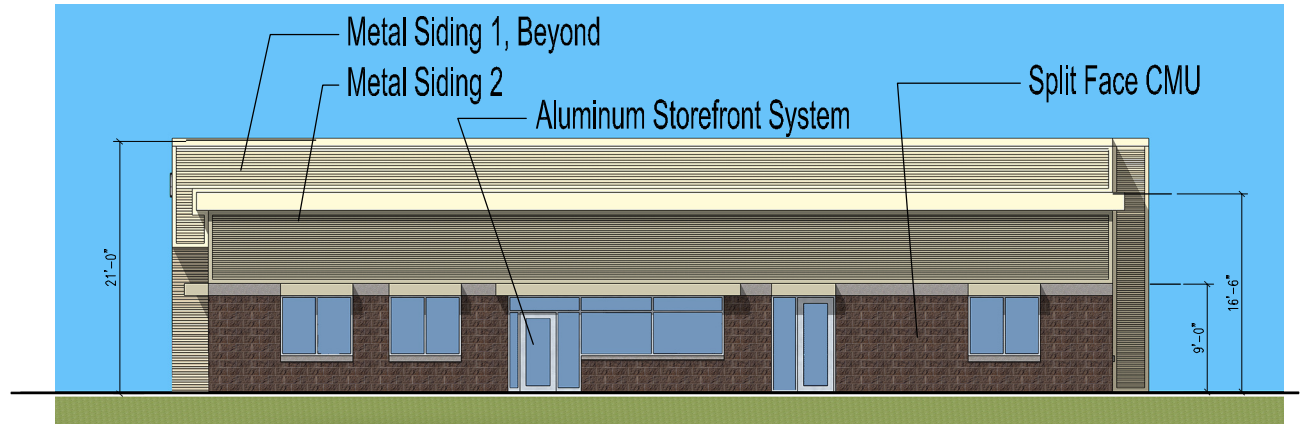
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CONCORDIA - TRADEWINDS OFFICE BUILDING

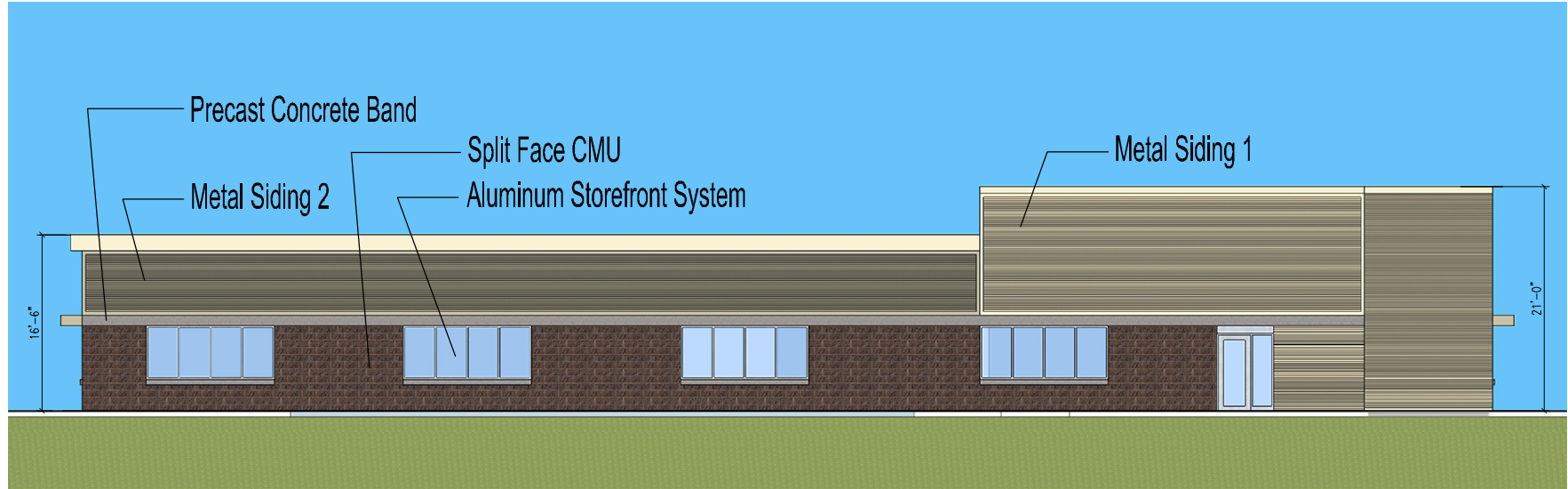
Tradewinds Parkway
 Madison, WI
 3 January 2017
 Project No. 16113



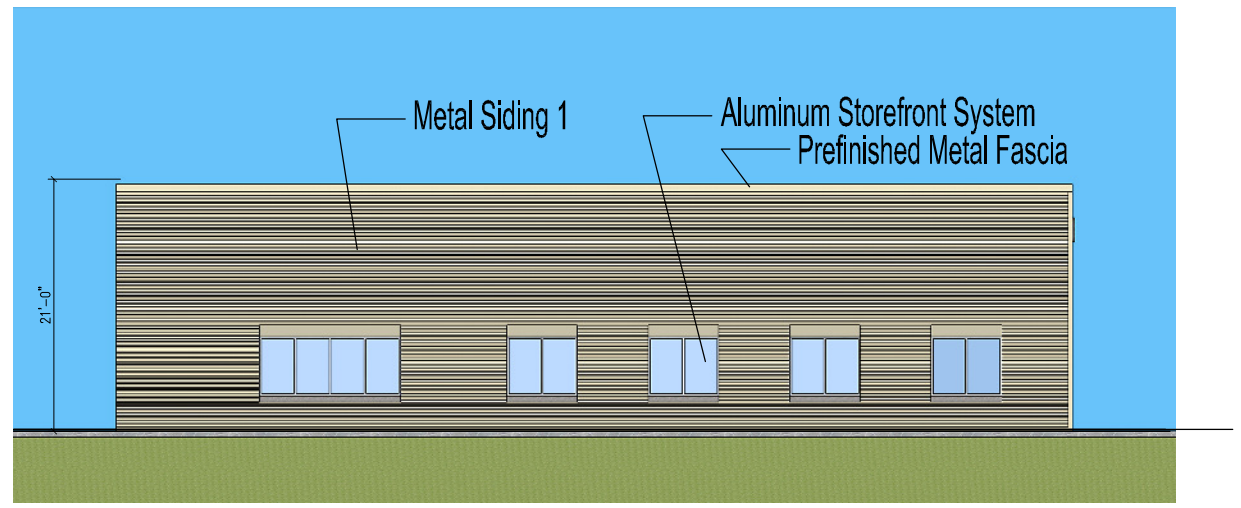
SOUTH (FRONT) ELEVATION



EAST ELEVATION



NORTH (REAR) ELEVATION



EAST ELEVATION





Perspective View to NW