

# 4725 Tradewinds Parkway

City of Madison  
Urban Design Commission Presentation

January 27, 2021

Presented By:  
Mark Membrino, Gary Blazek, Bob Bouril



**vierbicher**  
planners | engineers | advisors



**The Lionshare Group LLC**  
*A Value Added Company*

vision to reality

# Introduction – Mark Membrino

## Project Team

- Marshall Park Investments, LLC
  - Mark Membrino / Kyle Gapson
- Vierbicher
  - Gary Blazek
- Bouril Design Studio, LLC
  - Bob Bouril
- Lionshare Group, LLC
  - James Spahr

Introduction

Site Features

Architecture

Questions

# Project Location



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# Recent Team Experience

## Viking Electric – Femrite Drive (Completed in 2020)



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# Recent Team Experience

## IKM – Tradewinds Pkwy (Under Construction)



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# Planned Improvement

## Class A Speculative Industrial Project

- 43,740 SF State-of-the-Art Building on 3.5 AC Lot
- Energy Efficient Pre-cast Concrete Panel Construction
- Expansive Daylighting with Clerestory Windows
- LED Lighting
- ESFR Sprinkler System
- 50' X 60' Bay Spacing
- 28' Clear Height
- Large Truck Court
- Multi-Tenant Scenario

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# Site Features – Gary Blazek

## Site Features

- Compliance with Zoning Requirements (Industrial-Limited)
- Stormwater Management Facilities
  - Shared with adjacent lot (IKM Site)
  - Updated to meet current standards
- Shared Access with Adjacent Lot for Trucks off of Galleon Run
- Ample Landscaping throughout site
- Loading Dock & Trash Area Screening along Galleon Run

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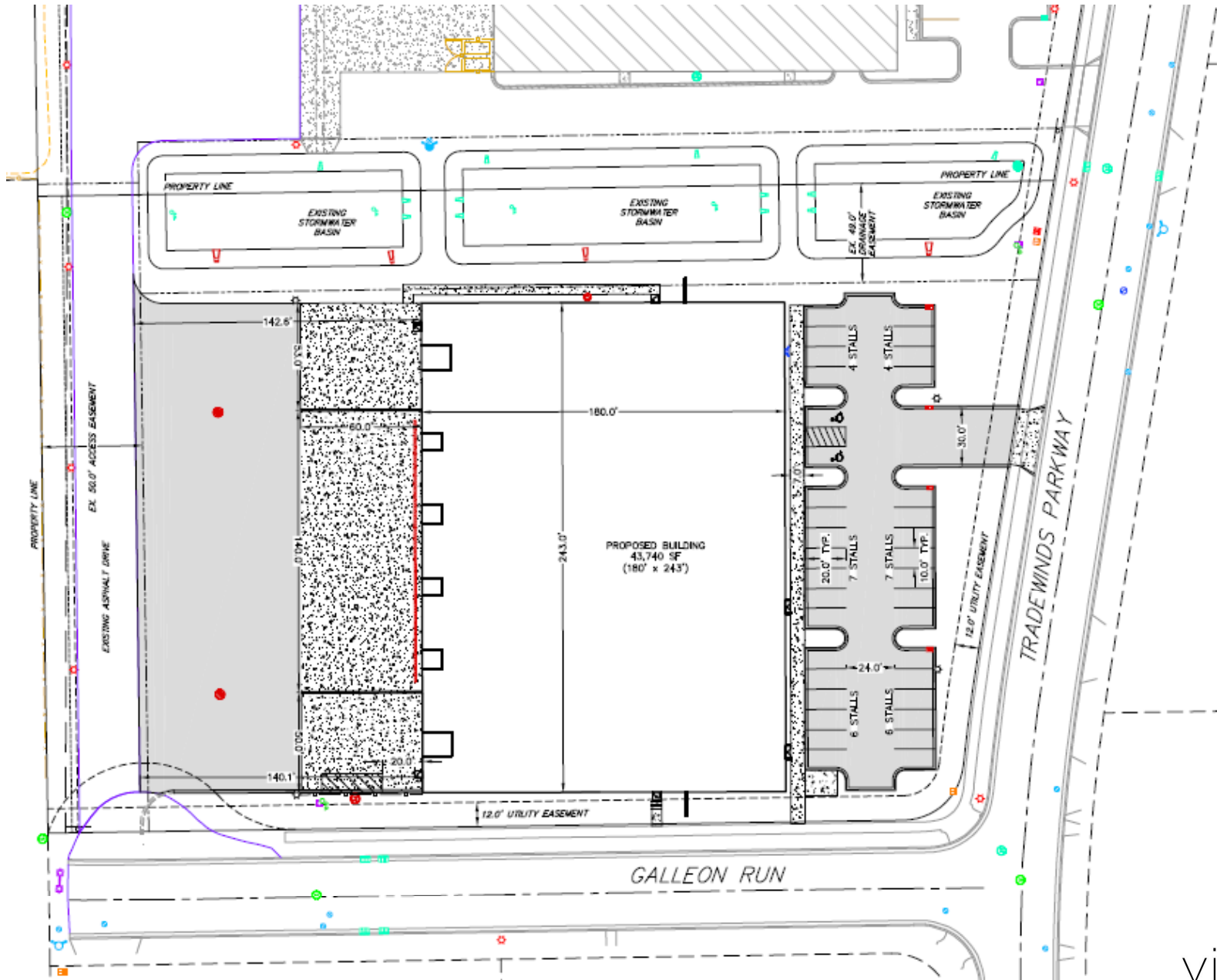
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# Site Plan

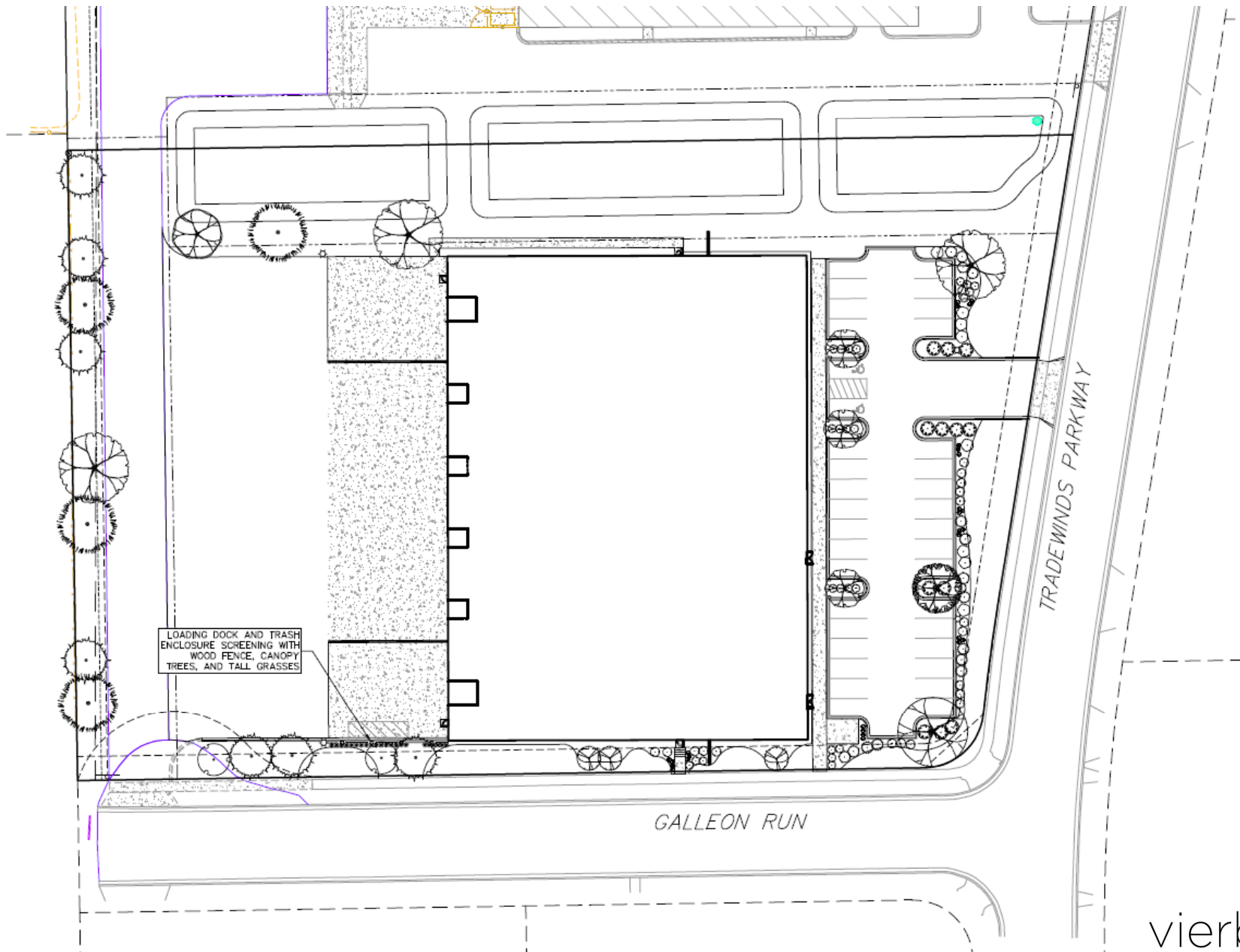


- Background
- Site Features**
- Architecture
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# Landscaping Plan



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# Architecture – Bob Bouril

## Architecture Highlights

- Primary frontage Tradewinds Parkway
- Secondary frontage Galleon Run
- Office access Tradewinds Parkway
- Service access Galleon Run
- Building Mass, Form & Footprint shaped by function & flexibility
- 8% office, 92% manufacturing/service
- Front covered canopy at Office space w/wrap-around façade

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# Architecture

## Architecture Highlights

- Upper Clerestory windows for natural light around entire building
- Materials; precast concrete, aluminum windows, stone veneer masonry, steel canopy support, metal horizontal deep rib wall panel multi-colored paint scheme
- Maximized glass usage @ office space
- Horizontal layered material & color scheme to diminish mass & height
- Contemporary, timeless Style

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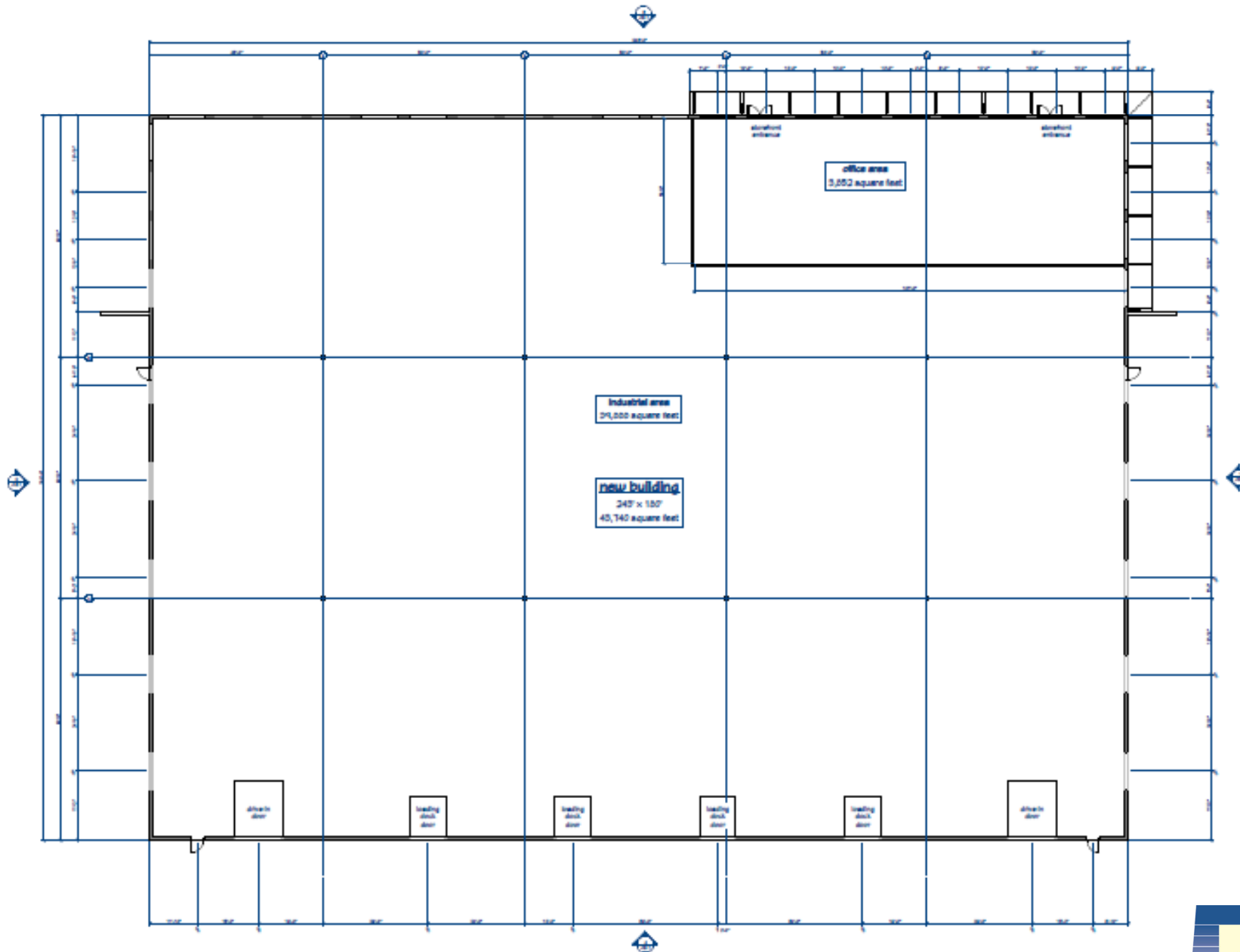
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# Floor Plan



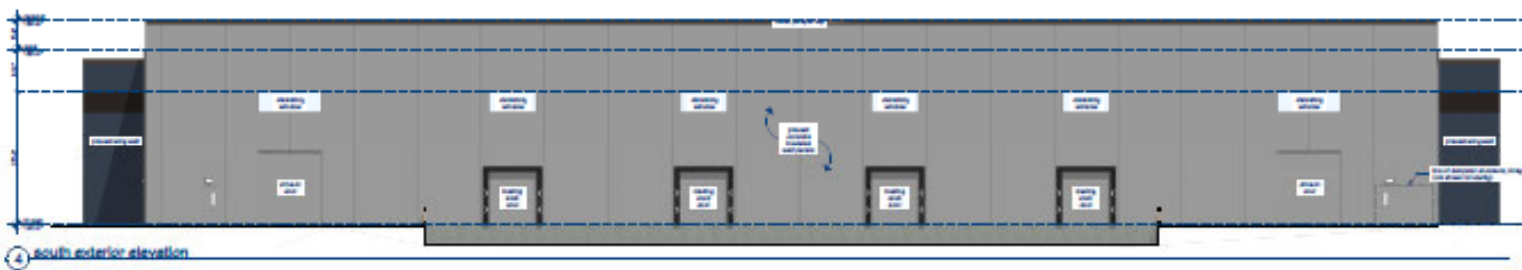
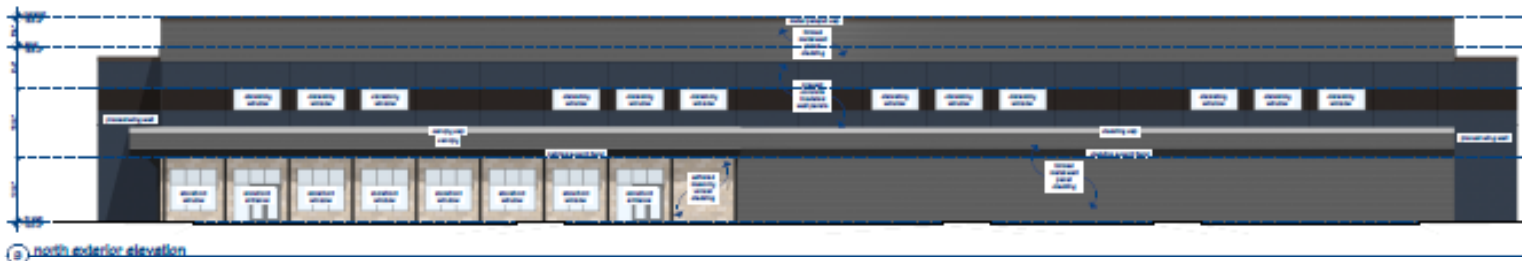
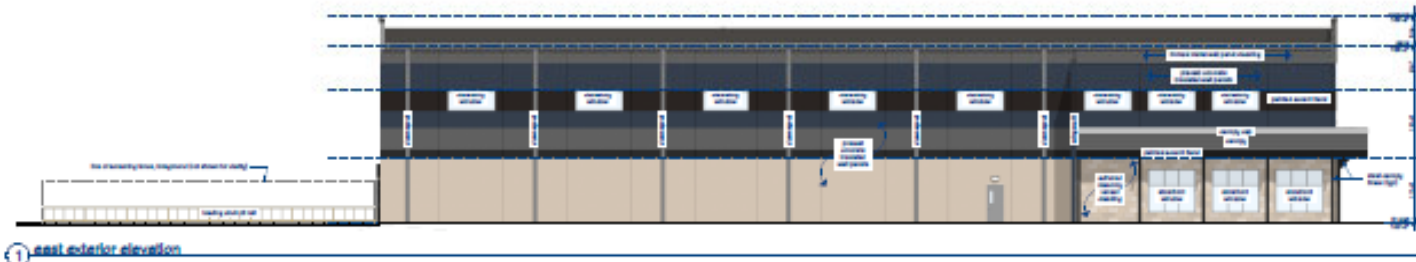
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# Building Elevations



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# Southwest Perspective



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# Southeast Perspective



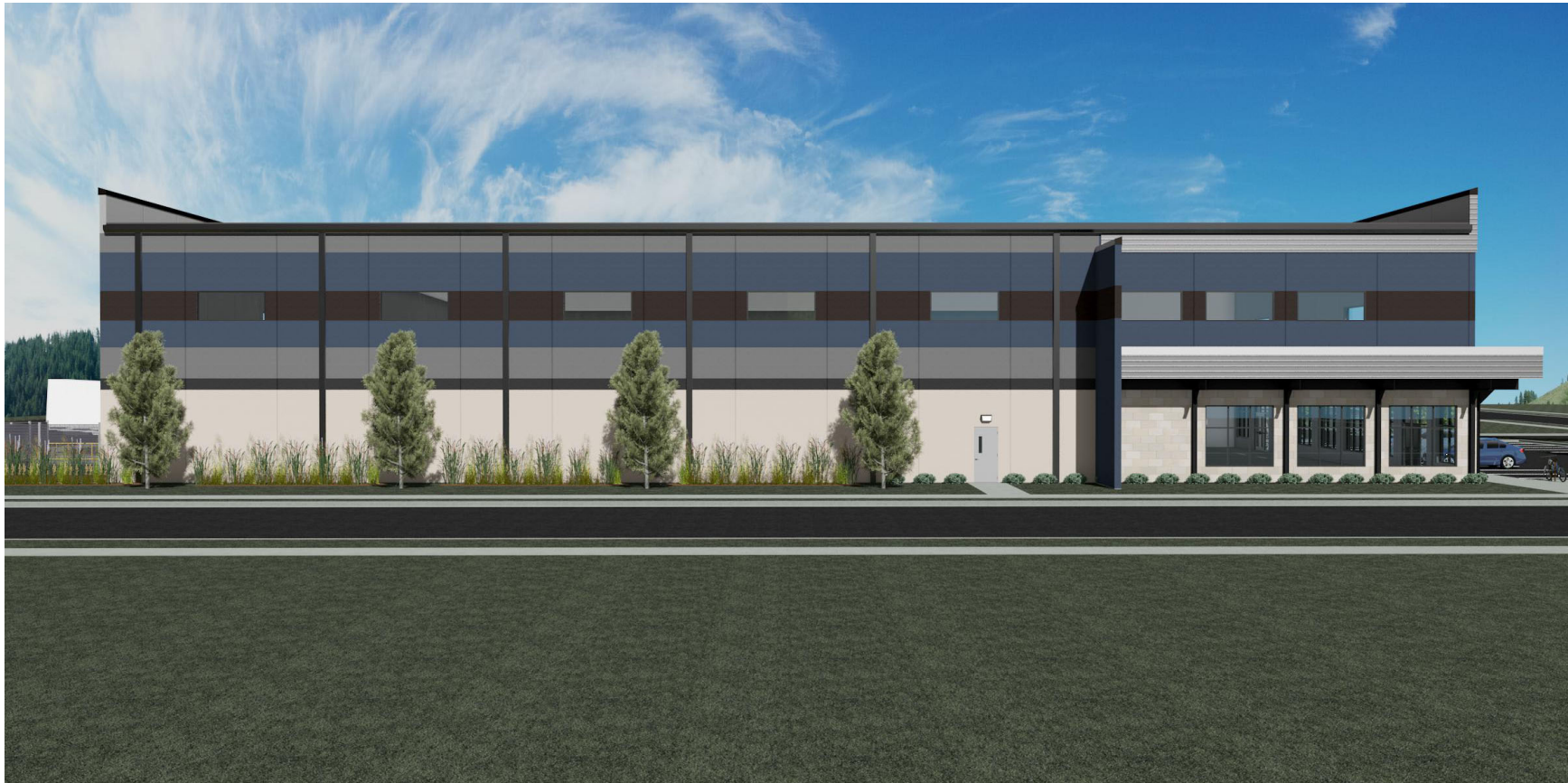
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# East Perspective



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# Northeast Perspective



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# Northwest Perspective



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# North Perspective



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