



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4800 Voges Road
Application Type: New Construction in UDD No. 1 – Final Approval is Requested
Legistar File ID # [63801](#) & [64242](#) (Buildings #1 and #2)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Dave Hull, Ruedebusch Development

Project Description: The applicant is seeking final approval for the construction of two commercial warehouse type buildings on two parcels, in addition to two outlots for stormwater detention.

Project Schedule:

- The UDC granted initial approval on February 24, 2021.
- The proposal is a permitted use and will not require Plan Commission or Common Council review. A Certified Survey Map (CSM) creating the subject lots and public dedications was approved by the Common Council on February 23, 2021.

Approval Standards:

The UDC is an **approving body** for sites within an Urban Design District. The development site is within Urban Design District 1 (“**UDD 1**”), which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(8). In reviewing plans for development in the district, the Urban Design Commission shall consider in each case those of the following requirements and guidelines as may be appropriate. In addition, when applying the requirements and guidelines, the Urban Design Commission and staff shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.

Summary of Design Considerations

As noted in the previous staff report, there are two separate developments listed under the same address, each with their own Legislative File number. The Certified Survey Map (CSM) to create individual parcels has been approved and the lots will be formally created upon the final sign-off and document recording of that approval.

Planning Division staff requests that the UDC review the project against the requirements & guidelines of UDD 1 and the specific February 24th Initial Approval conditions.

In granting initial approval on February 24th, the UDC requested the following additional information:

- Further detail on the existing tree species and conditions.
- Further detail on the planting plan for the stormwater ponds.
- Look at reworking the groupings of plantings around the building to be more in public areas that will have a greater impact.
- More undulation with the design of the stormwater ponds.
- Based on the approved CSM and approval of this area as industrial, consider what available options there are regarding design.