

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** January 27, 2021

TITLE: 4725 Tradewinds Parkway & 3624 Galleon Run - New Construction in UDD No. 1. **REFERRED:**

16th Ald. Dist. (63446) **REREFERRED:**

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: January 27, 2021

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Tom DeChant, Jessica Klehr, Rafeeq Asad, Christian Harper, Shane Bernau, Syed Abbas and Craig Weisensel.

SUMMARY:

At its meeting of January 27, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of new construction located at 4725 Tradewinds Parkway in UDD No. 1. Registered and speaking in support were Gary Blazek, Mark Membrino and Robert Bouril. Registered in support but not wishing to speak were Dan Perry and Kyle Gapson.

The project proposes a 44,000 square foot light industrial spec building on a 3.5 acre lot southeast of the Beltline Highway utilizing durable panel concrete construction, expansive daylighting, LED lighting, high volume storage and a large truck court that will be screened from the road. The site is adjacent to a previously approved project and meets all Zoning requirements. Stormwater management on the south is a joint facility between the two different lots containing three basins and is under construction. The primary frontage is on Tradewinds with the office function at the northeast corner of Galleon Run with a covered canopy. Building materials include precast concrete panels, aluminum window system, modular stone veneer masonry, with exposed steel canopies and horizontal metal in a zinc color wall panel. The precast is a fairly bold color scheme, layered horizontally to minimize the overall mass in a contemporary and timeless style.

The Commission discussed the following:

- Why does the driveway enter 2/3 of the way through the parking lot and split into two separate zones, public vs. private parking situation?
 - It wasn't intentional. We wanted to keep away from Galleon Run, we could shift it farther to the west without a problem.
- The ADA stall should be slid over to be directly in front of the main entry (northeast corner of the building).
- The renderings depict a series of trees, especially along the east and west elevations. They help to break down the mass of the building and play off some of the articulation. They are not in the planting plan, I

think you should add some of that plant material there, and at the northeast corner. Probably a total of another 8 or 9 trees, fairly upright to fit within those spaces.

- We can move some of our proposed plants around to frame the building.
- The parapets, what is the function of having them on the two sides of the building where they kind of stop?
 - This is a large roof area with a lot of water that we're trying to direct to the two ends, picked up by downspouts to subsurface drainage that goes to the retention areas. It's a sloped roof, they aesthetically clean up the ends so you don't see that pitched roof. It helps screen mechanical equipment as well.
- They seem a little thin. Is the material wrapping around, and are you finishing inside as well?
 - We can certainly wrap the material around. There will be step flashing along the roof area, we can also double up the wall thickness so it's more integral to the façade.
- They have a wing-like appearance, but I do want you to pay attention to the materials on the inside.
- The fins coming off, why doesn't that go all the way up?
 - We looked at various different terminations, pulling the fin up is absolutely doable and would make sense.
- It also seems very narrow and delicate, maybe the proportion doesn't need to come out quite as far in terms of the depth.
- I was also going to mention the ADA parking, make sure they're not at the end of that entrance drive.
- I understand your downspouts, there aren't any on the office side, is that intentional?
 - We're just dumping it off the edge at this point. They'll be substantial.
- The perspectives in the submitted plans are different than the presentation. The official submittal is what we would be approving, that shows a substantial return on the parapet. The staff report listed screening material for the dumpster and other comments for us to keep in mind. We have a lot of metal panel on the building, maybe that's a more appropriate screening material for the dumpster than a wood-like material.
 - It's a lower maintenance durable material, a Trex product. It's a warmer look with landscaping. It's in the eye of the beholder. We're certainly willing to go either way.
- Staff requests that the Commission make a finding that metal panel is acceptable as a large portion of the exterior material, or it is not.

ACTION:

On a motion by Braun-Oddo, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion provided for the following:

- The screening material should be similar to the building material for continuity.
- Add the trees shown in the rendering to the landscape plan.
- Shift the drive west and relocate the ADA parking stalls closer to the entrance.
- The Commission made a finding that the use of metal panel material is appropriate given the location and use of the site.
- The parapet shall be constructed as shown in the presentation drawings.