



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 5101 + 5027 Tradewinds Parkway
Application Type: New Development in UDD No. 1
Initial/Final Approval is Requested
Legistar File ID # [61244](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Kirk Biodrowski, Sketchworks Architecture, LLC/Newcomb Tradewinds, LLC

Project Description: The applicant is seeking final approval for the construction of a multi-tenant speculative building on a vacant lot. The project proposes to construct an approximately 36,282 square foot single story tilt-up concrete building with a colored relief design to match the existing building across the street.

Project Schedule:

- The development team would like to start construction in August 2020.
- The proposal is a permitted use and will not require Plan Commission or Common Council review.

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 and Recommendations

Planning Division staff requests that the UDC review the project against the requirements & guidelines of UDD 1 and provide comments related to the exterior design and appearance of the new building and how it relates to the existing industrial context, as well as views from Tradewinds Parkway. This proposal is similar to a previously approved tilt up construction project at 4928 Tradewinds Parkway, Legistar number [51117](#). Staff also recommends the UDC provide comments on the site improvements, including site access, parking layout, stormwater, grading, equipment screening, and landscaping as they related to the UDD 1 standards. Other design items to review and provide feedback on include the entry façade, canopy proportions and windows locations.

In review of the information within this application, staff anticipates that some Commissioners may have questions as it appears that the aforementioned neighboring development may include differences from what the UDC approved. For this current application, staff advises that the UDC’s role with this agenda item is to review this specific proposal against the applicable standards. The review for any possible non-compliance issues is the responsibility of City Zoning, as a separate process.