



Project Address: 4845 Tradewinds Parkway
Application Type: New Building for an Indoor Sports Center in Urban Design District (UDD) 1
UDC is an Approving Body
Legistar File ID #: [85977](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: David Oberbeck, Dimension IV-Madison Design Group | Brad Bauer, Bauer Builders, Inc.

Project Description: The applicant is proposing the construction of a one-story building comprised of roughly 30,000 square feet for an indoor sports center with mezzanine level.

Project Schedule:

- The Plan Commission reviewed and subsequently approved a Conditional Use for this project at their December 16, 2024, meeting (Legistar File ID 85834).
- At their December 4, 2024, meeting the Urban Design Commission reviewed and subsequently granted Initial Approval of this project. The Commission's action included conditions of approval, which are outlined below.

Approval Standards: The UDC is an **approving body** on this request. The site is located in Urban Design District 1 ("UDD 1"), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in [MGO Section 33.24\(8\)](#).

As noted above, finding that the general placement and massing of the proposed building was appropriate on the site, the UDC granted Initial Approval of this item at their December 4, 2024, meeting. As part of the Commission's Initial Approval several conditions were outline, including but not limited to making refinements to the exterior materials and building components that would result in the better integration of the one-story components into the overall building design and composition and a more cohesive design, as well as various landscape modifications related to plant quantities and plant selections, and updates to the lighting plan to adjust light levels and clarify fixture selections. The Commission's subsequent review and continued evaluation of this item should focus on whether those conditions have been addressed.

Summary of Design Considerations

Staff requests the UDC's continued review and evaluation of this proposal for consistency with the conditions of approval as outlined below. The UDC's role is to ensure that these previously established conditions are met. The UDC cannot waive or change these requirements.

- The Landscape Plan shall be refined to include:
 - Hardwood bark mulch, not washed stone as noted on the plans;
 - The Stella D'Oro Daylily should be swapped out for a different type of daylily or a different native flowering perennial;
 - The Cleveland Select Pear, has been advised against by the WDNR, this species should be replaced with another small stature tree (Serviceberry, Musclewood, etc.);

- The landscape on the south side of the site should be revised to frame the space for the potential future outdoor soccer field;
- The groupings of plants should reflect odd numbers of plantings;
- Where there are perennial plants in the planting plan, the landscape plan shall be refined to increase the number/rows (double or triple) what is shown; and
- The foundations plantings (shrubs and perennials) shall be increased in quantity to better contribute to the design (Alpine Currant, Spirea, Honeysuckle, taller ornamental grasses, Taylor Junipers).

Overall, staff believes these conditions have been addressed. Staff refers to the Commission to the applicant's Letter of Intent, which outlines the revisions to the landscape plan, as well as page 7 in the plan set.

- The single-story masses along the southside of the building be refined to be more integrated into the overall building design and footprint.

As noted in the applicant's Letter of Intent, the mass at the back for the building has been simplified to limit the number of corners in the building footprint resulting in a more unified single-story mass. In addition, the principal building materials, including the masonry base has been across this portion of the building, and the metal panel accent band has been extended across the elevation, consistent with the other elevations. Staff believes this condition has been met.

- The applicant team shall provide additional perspectives that show the proposed metal panels are a design of exceptional merit, consistent with the UDD 1 guidelines and requirements.

Staff refers the Commission to Sheet A4-A6, which provide additional perspective views showing the articulation in the overall building design, especially at the building corners, fenestrations, and material transitions. Overall, staff believes this condition has been met.

- The lighting plan shall be updated and additional information provided to address the comments noted in the staff report related to fixtures and light levels.

While the lighting plan has been updated to address the concerns noted in the initial staff report related to UDD 1 guidelines and requirements, staff notes, and the applicant is advised that further review of lighting for compliance with MGO 29.36 will occur as part of the Site Plan Review process. Staff believes this condition has been met with regard to satisfying the UDD 1 Lighting guidelines and requirements.

Summary of UDC Initial Approval Comments and Discussion

As a reference, the Commission's comments and discussion from the December 4, 2024, Initial Approval are provided below.

Summary of Commission Discussion and Questions:

The Commission asked about expansion to the south, which is noted on the plan set. The applicant responded that due to the stormwater retention area and outdoor greenspace, there is no intent to expand in that location; the plans are incorrect.

The Commission inquired about the metal building material being used in UDD 1. The applicant responded that metal was the best solution for the indoor sports facility use, and cost-effective means to accommodate the mezzanine space.

The Commission discussed blank walls and UDD requirements and noted that having 3D renderings and perspectives versus 2D elevations would be helpful in showing articulation in the use of the metal panels and that there really needs to be a base, middle, and top denoted.

The Commission commented that the building is attractive, and asked if it was intentional to use a similar design strategy in the blue rectangular shapes as the building to the east. The applicant replied it is used as a way to add texture and interest to the building on all four sides.

The Commission asked about the location of HVAC rooftop units and what will be seen from the south perspective. The applicant noted they are screened air handling units, with size yet to be determined. The Commission noted that locating the HVAC units as far back as possible makes sense to limit visibility.

The Commission asked about the planting plan for the stormwater basins. The applicant responded they are intended to be bioretention basins with plugs.

The Commission noted the corner towers and window proportions are nice. The larger south elevation massing has interesting details, but looks like additions that ran out of budget. Consolidating them differently would avoid two bump-outs. How that small mass transitions to the larger building mass will be difficult – making sure the smaller mass is more integrated with overall design and details. The applicant noted that they can look at making that more uniform.

The Commission inquired about the masonry base on the front of the building in the perspective drawing, which was not in the elevations. The applicant responded a base was planned but has since been removed due to budget limitations.

The Commission inquired about why some doors have canopies and other do not. The applicant clarified that some doors are entries and others are utility doors.

The Commission had several landscape comments, including noting that all washed stone mulch should be hardwood bark mulch in all planting beds; the Stella D'Oro daylily should be changed to another native perennial or varietal of lily; where there are perennial plants in the planting plan, there needs to be a double or triple row to hold the weight of the building and do the project justice; the foundation plantings (shrubs and perennials) have a lot of gaps and won't contribute to the design when they are spaced that far apart. These plantings need to be increased in quantity (Alpine Currants, Spirea, Honeysuckles, taller ornamental grasses, Taylor Junipers, etc.). The plant selections need to be taller, i.e. Taylor junipers, switchgrass is a great selection to break down the massing of the metal panel; the Cleveland Select Pear should be removed as it is invasive and advised against by the WDNR. This should be replaced with another small stature tree like a Serviceberry, Musclewood, or smaller Buckeye; the landscape around the south side of the site should be revised to frame the potential future soccer field rather than being placed in the middle of that space so as not to hinder usability; and groupings of plantings should reflect an odd number of plants.

Action

On a motion by Knudson, seconded by Klehr, the Urban Design Commission **GRANTED INITIAL APPROVAL**, with the following finding and conditions:

- Overall, the Commission noted that the building siting and massing was appropriate.
- The Landscape Plan shall be refined to include:
 - Hardwood bark mulch, not washed stone as noted on the plans;

- The Stella D’Oro Daylily should be swapped out for a different type of daylily or a different native flowering perennial;
- Where there are perennial plants in the planting plan, the landscape plan shall be refined to increase the number/rows (double or triple) what is shown;
- The foundations plantings (shrubs and perennials) shall be increased in quantity to better contribute to the design (Alpine Currant, Spirea, Honeysuckle, taller ornamental grasses, Taylor Junipers);
- The Cleveland Select Pear, has been advised against by the WDNR, this species should be replaced with another small stature tree (Serviceberry, Musclewood, etc.);
- The landscape on the south side of the site should be revised to frame the space for the potential future outdoor soccer field; and
- The groupings of plants should reflect odd numbers of plantings.
- The single-story masses along the southside of the building be refined to be more integrated into the overall building design and footprint.
- The applicant team shall provide additional perspectives that show the proposed metal panels are a design of exceptional merit, consistent with the UDD 1 guidelines and requirements.
- The lighting plan shall be updated and additional information provided to address the comments noted in the staff report related to fixtures and light levels.

The motion was passed on a unanimous vote of (5-0).