

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** February 8, 2006

TITLE: 4801 Tradewinds Parkway – New
Construction in Urban Design District No.
1. 16th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: February 8, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Lisa Geer, Michael Barrett, Jack Williams, Bruce Woods and Cathleen Feland.

SUMMARY:

At its meeting of February 8, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a new construction project located at 4801 Tradewinds Parkway. Appearing on behalf of the project were John Cain, architect and Dennis Bauer, owner. The project provides for the development of a 3.3 acre site within the industrial park called “The Tradewinds Business Center.” The multiple component building features “high space” 1-story plus components, as well as a 2-story component. The building is designed to provide for offices for Bauer Raether’s Builders, and its shop area, the State of Wisconsin Meteorology Lab and garage, as well as additional leased office/commercial space. The exterior of the building is envisioned to utilize brick architectural concrete along with EIFS. A presentation on early preliminary concept layout plans, as well as perspective renderings of the proposed structures of the site were provided. Following the presentation, the Commission expressed concerns on the following:

- Consider moving building to the corner along with the relocating of parking with screening to the rear.
- Provide details as to the overall stormwater plan, including provisions to maintain as much as possible on-site facilities as proposed.
- Look at providing daylighting in each component of the building.
- Scale back whatever parking is possible with consideration for banking of stalls to provide for future occupancy needs.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 4, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4801 Tradewinds Parkway

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	-	6	-	-	-	5	6
	5	5	5	-	-	4	4	4
	6	-	-	-	-	6	6	6
	6	7	-	-	-	5	6	6

General Comments:

- Bring the building to the street!
- Move building closer to corner. More parking in back of building so it is not so suburban looking.
- Investigate banking parking or moving building towards street with one row angle parking.