

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 25, 2018

TITLE: 4928, 5002, 5026, 5104 Tradewinds Parkway – New Development of Two Flex/Warehouse Buildings in UDD No. 1. 16th Ald. Dist. (51117)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Kevin Firchow, Acting Secretary

ADOPTED:

POF:

DATED: April 25, 2018

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Michael Rosenblum, Tom DeChant, Cliff Goodhart, Amanda Hall, Rafeeq Asad, John Harrington, Dawn O’Kroley and Christian Harper.

SUMMARY:

At its meeting of April 25, 2018, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development of two flex/warehouse buildings located at 4928, 5002, 5026, 5104 Tradewinds Parkway in UDD No. 1. Registered in support of the project were Bret Newcomb and Doug Hursh, representing Newcomb Construction.

The developer gave an overview of the building style and uses for this site along the West Beltline Highway (between 275-300 feet from the edge pavement). Tenants need buildings parallel to the street. Each bay has to have a dock and a drive-in. The market for these are the next up-and-coming “Exact Sciences” or “Spectrum Brands.” The other style of tenant is the support businesses to support those larger businesses. To the west on the site is a wetland area with drainage; they have to stay 75-feet from that area. Each building has three different lengths of bays from 110-190 feet. The back of the building has the loading docks for both drive-in and semis. Tree islands have been added in the back between the docks to break up the asphalt, as well as a tilted up 8-foot screen wall along the back edge with vegetation. The exterior design is tilt-up concrete with vertical elements that have a few joints. Vertical slots will have clerestory windows to allow light into the warehouse space, as well as skylights. Along the front there is glass at the lower level for potential offices, as well as an entry for each 40-foot bay. The roof is at 22-feet for a 4-foot parapet to screen the mechanical equipment. Angled yellow reveals speak to the tilt-up nature of the building. Both sides of the building will desire signage.

Comments and questions from the Commission were as follows:

- The yellow reveal is an interesting feature.
- I like the reveal feature.
- Look at the species and location of the trees near the loading docks for conflicts with the semi trucks.
- I appreciate the landscape plan and the breaking up of stalls as much as you have, I think it’s really nice. I like the idea of the back fence being interrupted with trees and vegetation. Play around with the trees,

think those through. Think about conflicts with the deciduous/evergreen trees. Think about the relationship with the wetland area.

- Tree islands should be at least 75% vegetative cover and have shredded bark (not stone mulch).
- Look at ways to incorporate the reveal features on the backside of the building as well.
- Show the signable areas when you return.

ACTION:

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