

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_

02884

DATE SUBMITTED: <u>October 25, 2006</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>November 1, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4801 Tradewinds Parkway, Madison, WI 53718

ALDERMANIC DISTRICT: 16

OWNER/DEVELOPER (Partners and/or Principals) <u>B&amp;R Enterprises of Madison LLC</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Kahler Slater Architects, Inc.</u>
<u>5513 Femrite Drive</u>	<u>111 W. Wisconsin Avenue</u>
<u>Madison, WI 53178</u>	<u>Milwaukee, WI 53203</u>

CONTACT PERSON: Dennis Bauer  
Address: 5513 Femrite Drive  
Madison, WI 53718  
Phone: (608) 222-8941  
Fax: \_\_\_\_\_  
E-mail address: dbauer@chorus.net



- TYPE OF PROJECT:  
(See Section A for:)
- Planned Unit Development (PUD)
    - General Development Plan (GDP)
    - Specific Implementation Plan (SIP)
  - Planned Community Development (PCD)
    - General Development Plan (GDP)
    - Specific Implementation Plan (SIP)
  - Planned Residential Development (PRD)
  - New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
  - School, Public Building or Space (Fee may be required)
  - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
  - Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

# KahlerSlater

## Tradewinds Business Centre

KS Project 205079

October 24, 2006

### Responses to UDC Comments from October 18, 2006

1. Switch brick colors. Lighter brick on projecting areas. Darker brick on receding areas.

**Comment:** Bauer Raether Builders has contacted the brick supplier. There are approximately 10,000 darker bricks and 6,200 lighter bricks. All bricks are already in the brickyard. If switched, there would be a restocking charge for the darker bricks, and the additional lighter bricks would not be available until March 2007. Because of the impact due to the timing of the change, we request a reconsideration on this request. Additionally, Bauer Raether Builders, our client, really wants the darker brick on their building.

2. Corner balcony is not well integrated into rest of the building design.

**Comment:** The attached perspective shows the modified balcony design. The EIFS has been omitted in favor of an open all-metal balcony. The expression of the balcony ties in well with the other metal clad elements, i.e., roof overhangs and front entrance canopy. Our client also wants an appropriate amount of privacy while on the balcony.

3. Roof overhangs on two-story portions of building – extend out on sides where the extension is currently short. BRB office – east and west sides. Metrology Lab – north and south sides.

**Comment:** On the BRB office building and the Metrology Lab, the one foot extensions will be extended to two feet. This is reflected in the attached perspective and exterior elevations.

4. Roof overhangs on one-story portions of building – extend out on all four sides.

**Comment:** On the front side, the extension is currently 3'-8". It will remain the same. On the other three sides, the extension is currently one foot, and will be extended to two feet.

5. Angled brackets – Either remove or develop better connection to building.

**Comment:** The angled brackets have been removed.

111 West Wisconsin Avenue  
Milwaukee, WI 53203-2501  
Phone 414-272-2000  
Fax 414-272-2001

110 King Street  
Madison, WI 53703-3314  
Phone 608-283-6300  
Fax 608-283-6317

[www.kahlerslater.com](http://www.kahlerslater.com)





PERSPECTIVE VIEW

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TRADEWINDS BUSINESS CENTRE

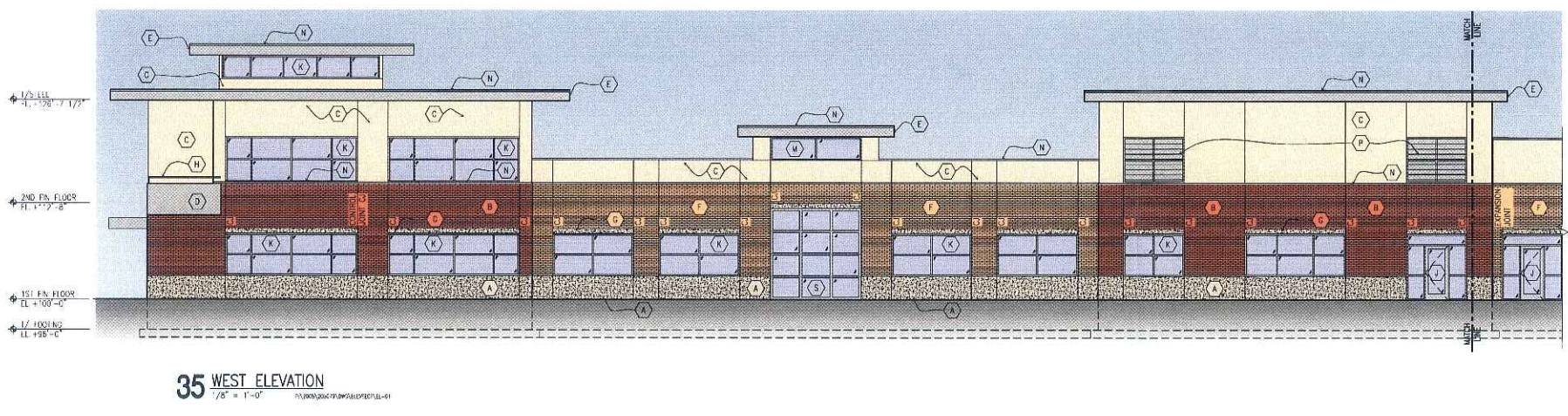
**KahlerSlater**

October 24, 2006

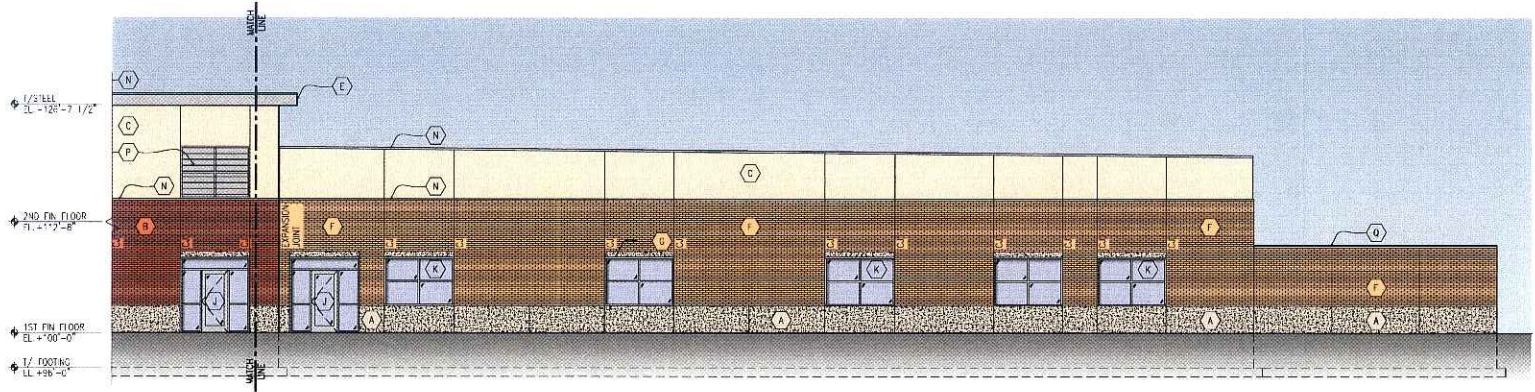


**MATERIALS KEY**

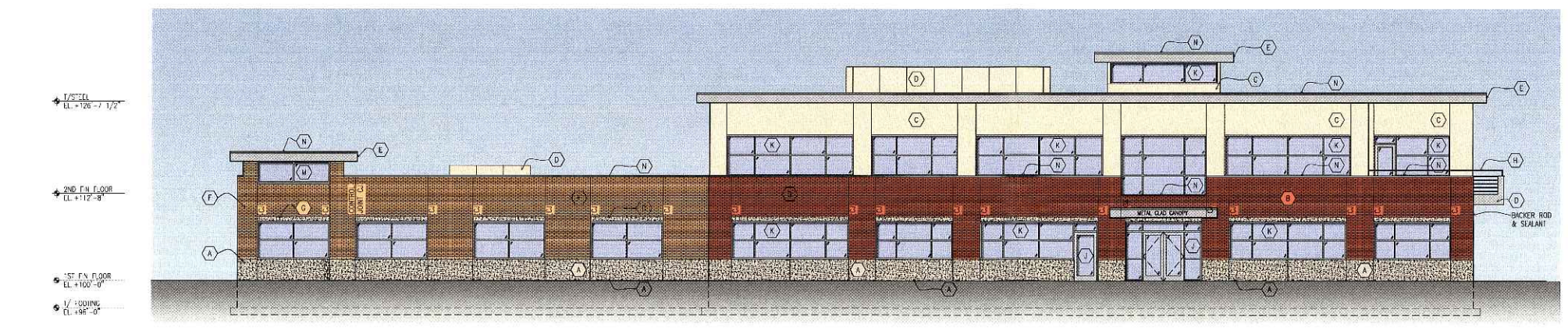
- (A) SPLIT FACE BLOCK, COLOR TBD
- (B) 4" BRICK VENEER, MANKE HILL (OR EQUAL), COLOR - SALMON SMOOTH
- (C) 4" EPSI, COLOR TBD
- (D) ARCHITECTURAL-GRADE CEMENT BOARD, STAIN F-NISH COLOR TBD
- (E) PAINTED METAL FASDA
- (F) 4" BRICK VENEER, SIOUX CITY (OR EQUAL), COLOR - SENNA YELLOW
- (G) BLOCK UNTEL, TYP., COLOR TBD
- (H) 1-1/2" STEEL PIPE RAIL W/ SUPPORT BRACKETS, GRIND WELDS SMOOTH
- (J) ALUMINUM, STANDARD-PROFILE STOREFRONT DOOR SYSTEM W/ TEMPERED GLASS, CLEAR ANODIZED FINISH
- (K) ALUMINUM STOREFRONT SYSTEM W/ INSULATED, LOW-E GLAZING, GREY TINT
- (M) SPANDREL GLASS, TYP., COLOR TBD
- (N) PAINTED METAL FLASHING
- (P) PREFINISHED CLEAR ANODIZED METAL LOUVER SYSTEM W/ MATCHING BRASS METAL "VALLOUNGS"
- (Q) CAP, COLOR TBD
- (R) INSULATED METAL DOOR, FINISH AS SCHEDULED
- (S) INSULATED OVERHEAD CANOPY DOOR, SELECTED BY OWNER
- (T) STEEL BOLLARD FILLED W/ CONCRETE W/ DOME TOP, PAINTED COLOR TBD



**35 WEST ELEVATION**  
1/8" = 1'-0"



**33 WEST ELEVATION (CONT'D)**  
1/8" = 1'-0"



**31 NORTH ELEVATION**  
1/8" = 1'-0"

- 1 SEPTEMBER 27, 2006 - OWNER REVISIONS
- 2 AUGUST 22, 2006 - OWNER REVISIONS
- 3 JULY 5, 2006 - OWNER REVISIONS
- 4 JUNE 23, 2006 - OWNER REVISIONS

**SCOPE DESIGN BUILD  
CONSTRUCTION DOCUMENTS**

Drawing Date  
JUNE 12, 2006

**TRADEWINDS BUSINESS  
CENTRE**

4801 TRADEWINDS PARKWAY  
MADISON, WISCONSIN 53718

Project No.  
205079-00

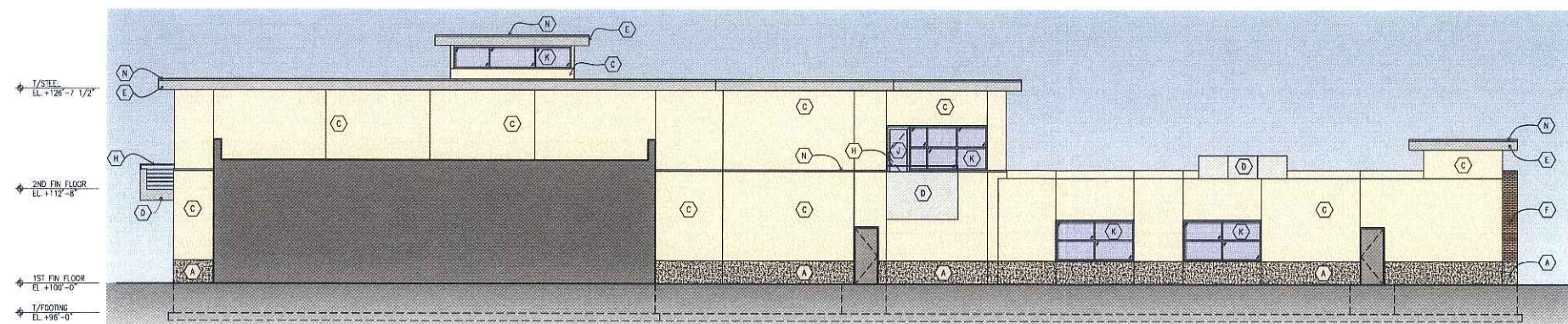
Sheet Title  
**EXTERIOR BUILDING  
ELEVATIONS**

Copyright Kahler Slater Architects, Inc. 2005  
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53233  
Telephone 414.377.2000 Fax 414.377.0201  
119 King Street, Madison, Wisconsin 53703  
Telephone 608.781.8300 Fax 608.261.6117

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**A4-01**

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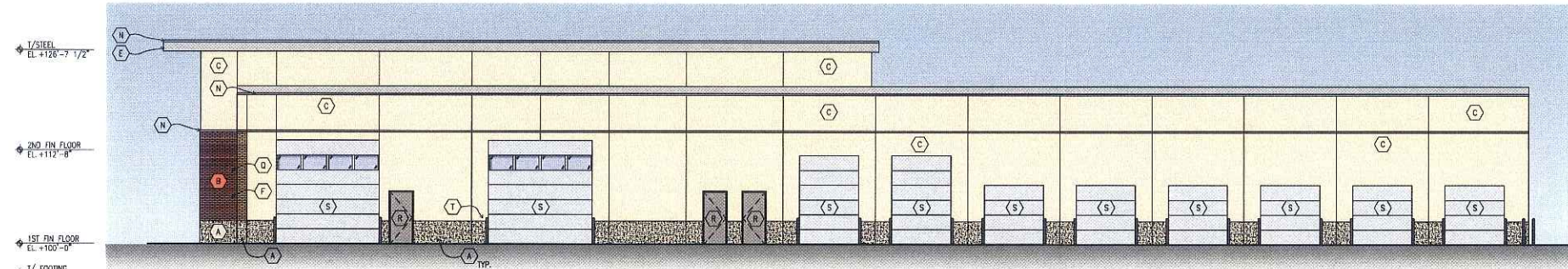




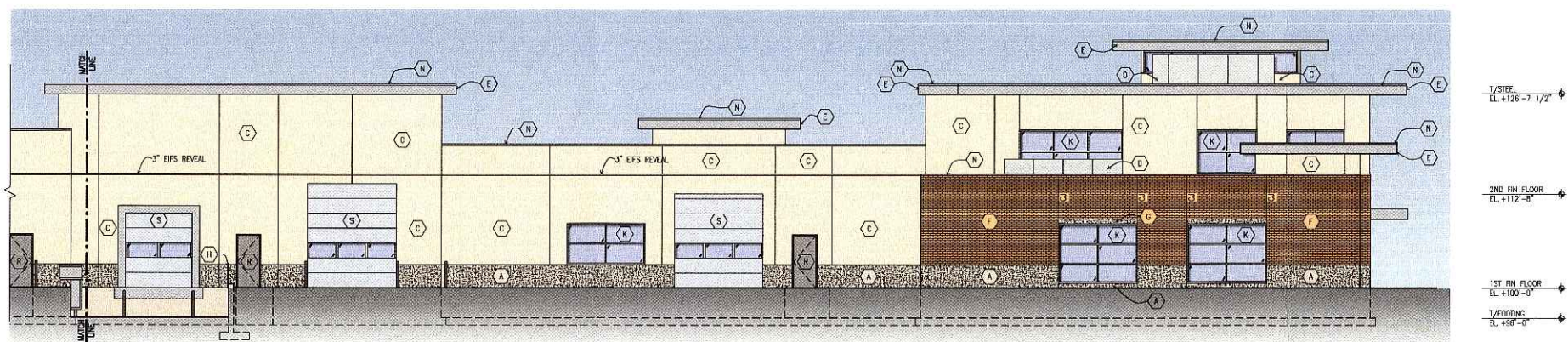
**35 SOUTH ELEVATION - COURTYARD**  
1/8" = 1'-0"

**MATERIALS KEY**

- (A) SPLIT FACE BLOCK, COLOR TBD
- (B) 4" BRICK VENEER, YANKEE HILL (OR EQUAL), COLOR - SALMON SMOOTH
- (C) 4" EPS, COLOR TBD
- (D) ARCHITECTURAL-GRADE CEMENT BOARD, STAIN FINISH COLOR TBD
- (E) PAINTED METAL FASCIA
- (F) 4" BRICK VENEER, SIOUX CITY (OR EQUAL), COLOR - SIENNA VELDUR
- (G) BLOCK LINTEL, TYP., COLOR TBD
- (H) 1-1/2" STEEL PIPE RAIL W/ SUPPORT BRACKETS, GRIND WELLS SMOOTH
- (J) ALUMINUM, STANDARD-PROFILE STOREFRONT DOOR SYSTEM W/ TEMPERED GLASS, CLEAR ANODIZED FINISH
- (K) ALUMINUM STOREFRONT SYSTEM W/ INSULATED, LOW-E GLAZING, GREY TINT
- (M) SPANDREL GLASS, TYP., COLOR TBD
- (N) PAINTED METAL FLASHING
- (P) PREFINISHED CLEAR ANODIZED METAL LOUVER SYSTEM W/ MATCHING BREAK METAL "MULLIONS"
- (Q) CAP, COLOR TBD
- (R) INSULATED METAL DOOR, FINISH AS SCHEDULED
- (S) INSULATED OVERHEAD GARAGE DOOR, SELECTED BY OWNER
- (T) STEEL BOLLARD FILLED W/ CONCRETE W/ CONE TOP, PAINTED COLOR TBD



**34 SOUTH ELEVATION**  
1/8" = 1'-0"



**21 EAST ELEVATION**  
1/8" = 1'-0"

- 2 SEPTEMBER 27, 2006 - OWNER REVISIONS
- 1 AUGUST 22, 2006 - OWNER REVISIONS
- 3 JULY 5, 2006 - OWNER REVISIONS
- 1 JUNE 23, 2006 - OWNER REVISIONS

**SCOPE DESIGN BUILD CONSTRUCTION DOCUMENTS**

Drawing Date  
JUNE 12, 2006

**TRADEWINDS BUSINESS CENTRE**

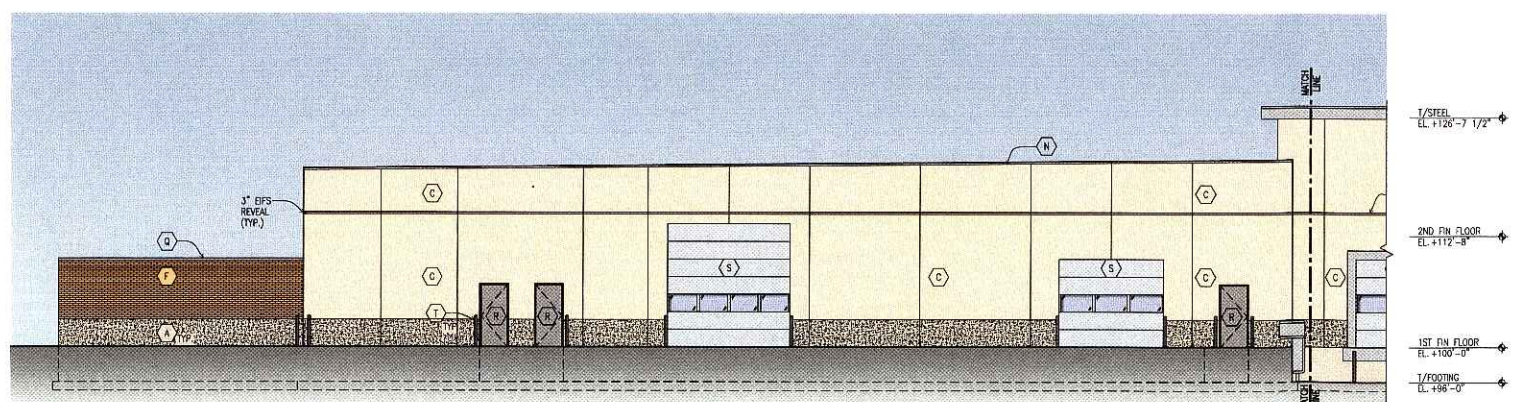
4801 TRADEWINDS PARKWAY  
MADISON, WISCONSIN 53718

Project No.  
205079.00

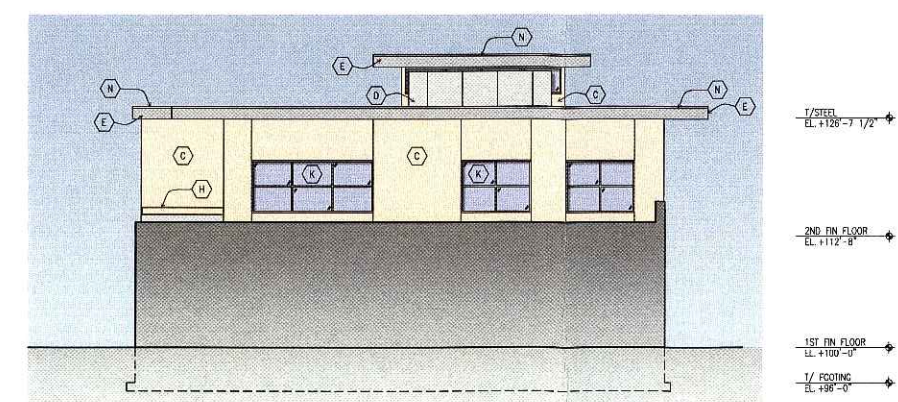
Sheet Title  
**EXTERIOR BUILDING ELEVATIONS**

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Sheet No.  
**A4-02**



**31 EAST ELEVATION (CONT'D)**  
1/8" = 1'-0"



**7 PARTIAL EAST ELEVATION**  
1/8" = 1'-0"