

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 1, 2006
TITLE: 4801 Tradewinds Parkway – Modifications to Previously Approved Plans for New Construction in Urban Design District No. 1, Multi-Tenant Office/Production Facility. 16 th Ald. Dist. (02884)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: November 1, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Michael Barrett, Todd Barnett, Robert March, Cathleen Feland, Bruce Woods and Ald. Noel Radomski.

SUMMARY:

At its meeting of November 1, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of modifications to previously approved plans for new construction in Urban Design District No. 1 located at 4801 Tradewinds Parkway. Feland abstained from consideration on this item. Appearing on behalf of the project were Dennis Bauer and John Cain, architect. In response to the previous comments by the Commission, Cain noted the following relevant to the revised plans:

- Request to consider the swapping of brick colors could not be satisfied due to the limitations on the quantities of the lighter brick color, as well as the building's owner's desire to maintain the darker brick on the majority of the building.
- In order to address issues with modifications to corner down balcony element, brick veneer has been added between the first and second stories adjacent to the balcony at the corner.
- Provide more integration with the overall design of the north elevation, along with the use of an open all metal balcony.
- Roof overhangs on two-story portions of the building have been extended further out both sides, which were previously short.
- Roof overhangs on one-story portions of the building have now been extended out on all four sides.
- Angle brackets on upper portions of the north elevation have been removed.

ACTION:

On a motion by March, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0-1) with Feland abstaining.

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 5, 6, 7, 7, 7, 7 and 8.

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
	-	8	-	-	-	-	8	8
	-	7	-	-	-	-	-	7
	6	7	6	-	-	7	7	7
	7	8	7	7	-	6	7	7
	6	6	-	-	-	-	-	-
	-	-	-	-	-	-	-	7
	-	5	-	-	-	-	-	5

General Comments:

- Much improved.
- Acceptable improvements.
- Great project! Big improvement over initial designs. Architecture will compliment and enhance the neighborhood.
- Nice improvements to building.
- Good project.