



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.

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\(8\)](#).

Summary of Design Considerations

Staff recommends that the UDC make findings on the development proposal regarding the aforementioned standards, including feedback related to the design considerations noted below.

- **Building Design and Composition.** The UDD 1 "Building Design" requirements and guidelines generally speak to utilizing low maintenance, durable and harmonious materials, contemporary architecture, and high-quality design, as well as minimizing blank walls and utilizing the same level of design across all elevations. As such, consideration should be given to limiting the variation in the application of masonry across all elevations, as well as screening blank walls, including those on the east and west elevations.

Staff requests the UDC make findings related to the overall building design and composition.

- **Building Materials.** As indicated on the plans, the proposed material palette is primarily comprised of split face CMU masonry and metal panels. The UDD 1 "Building Design" requirements note that *"Metal shall not be used as an exterior material, unless it is an integral part of a design of exceptional merit."* Staff requests the UDC make findings related to the proposed building material palette, especially as it relates to the use of metal panel.
- **Landscape and Screening.** As noted in UDD 1, "Parking and Service Areas; Screening," and "Landscaping," the guidelines and requirements are intended to ensure adequate year-round screening of parking and service areas, as well as complementing architecture. Staff request's the Commission's review and findings on the proposed landscape plan and plant list as it relates to:
 - Minimizing the appearance of blank walls and screening, especially those along the east and west elevations,
 - Providing adequate, year-round screening of the parking areas, especially along Tradewinds Parkway,
 - Plant height and spacing, both at the time of planting (minimum 30 inches) and at maturity (minimum 54 inches),

- Plant quantity and density, and
 - Plant species.
- **Lighting.** Staff notes and the applicant is advised that modifications to the lighting plan will be required to confirm that the proposed lighting complies with the lighting requirements pursuant to MGO 29.36, including those related to maintain average light levels in parking areas (1.5 footcandles maximum, and in parking and pedestrian areas (2.5 footcandles maximum), as well as uniformity ratios (5:1) across the site and light trespass ten feet beyond the property line (0.5 footcandles). A full evaluation of lighting for consistency with MGO 29.36 will occur as part of the Site Plan Review process.

In addition, modifications to the submitted photometric plan and additional information regarding the proposed fixtures are needed to fully evaluate whether the proposed lighting and fixtures are consistent with the UDD 1 “Lighting” requirements and guidelines, including those that generally speak to lighting being adequate but not excessive in parking and pedestrian areas, as well as ensure that architectural lighting is free from glare. As noted on the lighting plan there are hotspots in excess of 30 footcandles along pedestrian pathways, as well as mounting heights in excess of nine feet, which could produce glare.

Staff recommends that the UDC address lighting in their formal action, including whether the continued review of lighting can be completed administratively.