

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** February 22, 2017

**TITLE:** 4904 Tradewinds Parkway – Amendment to a Conditional Use and Rezoning from IL to SE for an Education Center in a Proposed Office Building in UDD No. 1. 16<sup>th</sup> Ald. Dist. (45610)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** February 22, 2017

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Richard Slayton, Tom DeChant, Rafeeq Asad, Cliff Goodhart, Dawn O. O’Kroley, and Sheri Carter. Members absent were John Harrington and Michael Rosenblum.

**SUMMARY:**

At its meeting of February 22, 2017, the Urban Design Commission the Urban Design Commission **GRANTED INITIAL APPROVAL** for an amendment to a Conditional Use and Rezoning from IL to SE for an Education Center in a Proposed Office Building in UDD No 1. Appearing on behalf of the project were Jerry Bourquin and Alexander Li, representing Genesis Commons, LLC. The materials will be three colors and be composed of metal and masonry.

Comments and questions from the Commission were as follows:

- Corrugated metal is not preferable.
  - **Applicant:** Metal used as accent in other places
- Corrugated metal does not provide an exception design or merit
  - **Applicant:** Could look at other paneling systems, one of the goals is to provide a contemporary image.
- Concerned about the west elevation being all metal. Metal is being overused.
- Cap on CMU suburban look, did one part in metal and one in CMU, look at pattern of mullions, look at doing something different to get more tech feel. There is a heaviness to putting horizontal steel into masonry. Concordia University will have a high tech look; everything else looks really suburban and traditional.
- Stratification of materials, mix in some flat panel, while still being metal design that has merit that should be permitted. Heavy compressed look.
- Metal feels more lightweight, fingers between windows, flat panel to accentuate windows on west elevation, simplifying top. Help Concordia parapet wrapping area, slips of masonry material.
- Signage space for commercial space? Clarity about the signable areas and locations.
- Not sure how the grading plan indicates a swale along the west property line, how it works is it existing or moved underground. Any landscaping will be eliminated.

- Retention or detention pond?
  - **Applicant:** Detained on the site, then moved downstream.
- If possible, go deeper and leeway to create a pond that looks “sexy.”
- Landscaping that is around the pond should reflect sensuality of pond.
- Screening around dumpster, that landscaping should merge into overall scheme hidden in the natural lines, not just accentuating.
- If there is an opportunity along Tradewinds to integrate stormwater there, then we should relocate it there.
- Massing of plants that relate to parking lot, to screen parking as well.
- Bring someone from Quam to explain detention.
- Some canopy trees in the islands.
- Too many parking stalls in a row along western side, incorporate another tree island.
- Plant labeled TSJ located in island that should be canopy tree.
- Open space for staff or students to sit outside or near the entrance?
  - **Applicant:** No patio area or open space near the entrance. There is on the other side of the building.
- Parking layout and building set, details of how grading works beyond initial, come back with comments.

**ACTION:**

On a motion by Slayton, seconded by Braun-Oddo, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-0).