City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION		PRESENTED: August 2, 2017	
TITLE:	5003 Tradewinds Parkway – New Development of "Lions Eye Bank of Wisconsin, Inc." in UDD No. 1. 16 <sup>th</sup> Ald. Dist. (47686)	<b>REFERRED:</b>	
		REREFERRED:	
		<b>REPORTED BACK:</b>	
AUTHOR: Chris Wells, Acting Secretary		ADOPTED:	POF:
DATED: August 2, 2017		ID NUMBER:	

Members present were: Richard Wagner, Chair; Cliff Goodhart, Lois Braun-Oddo, Rafeeq Asad and Michael Rosenblum.

## **SUMMARY**:

At its meeting of August 2, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new "Lions Eye Bank of Wisconsin, Inc." located at 5003 Tradewinds Parkway in UDD No. 1. Appearing on behalf of the project were Hamid Noughani, representing Assemblage Architects; Jarice Langham and Kim Spoden, both representing Lions Eye Bank of Wisconsin, Inc.; and Jerry Wille.

As the Lions Eye Bank has grown they have also expended their services. They are a full-service tissue eye bank doing everything from supporting families, discussing eligibility with nurses at the hospital at the time, through the transplantation process. They provide transplant surgeons with 100% of corneas transplanted in the State of Wisconsin; nearly 900 corneas were transplanted alone in Wisconsin last year. They have outgrown their building and now rent space down the road. The new building will have space for surgeons to practice their procedures and perfect their skills before they go into the operating room. There are currently three buildings in the area with the site being vacant. The building consists of two parts with the front being office use and the back being lab/transport area. The one story building is "split" into two forms using richer materials in the public areas with subtler materials in the private areas. Daylighting will be an important factor. Rooftop mechanicals will be screened. There is a wetland at the rear of the property. Masonry will be used with metal panels for infill, as well as cementitious boards.

Comments and questions from the Commission were as follows:

- I like the way the boardroom faces the main entry.
- Is there room for expansion?
  - Yes, but it's unknown which area would grow first.
- Staff doesn't have any concerns about the building not hanging onto the corner a little bit more, maybe putting the parking on the other side of the site?

- I believe the requirement is to have a certain percentage on the front or the side, so Zoning will look at the proportion of stalls as currently shown. That along with the screening from Jadon Street and Tradewinds will have to be increased.
- I know that there is on-street parking permitted there. Have you considered reducing your parking count by a few stalls by having people park on Jadon and Tradewinds?
  - The parking was figured out based on the area of the building, 14,000 square feet. I was told about 56 cars maximum and we have 48.
- That would be my only suggestion, because I know there is on-street parking available and not a whole lot of demand for it. Perhaps you could eliminate 12 cars over here; that's a lot of asphalt.
  - We'd have to talk to them about their anticipated employee numbers. They do occasionally have some public groups come to visit and they use their board room as a public resource. We want to make sure that their employees don't have to walk a long distance.
- The street parking could become a problem in the winter of plowing isn't done well.
  - We did consider it for overflow, but we can certainly investigate what the numbers are.
  - There are people here 24 hours a day so I want to make sure they at least have parking that's close to the building. Potentially 6-8 people overnight. In the evenings 20-25 employees and on a quarterly basis we have board meetings with 20 additional members.

## ACTION:

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