



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4800 Voges Road
Application Type: New Construction in UDD No. 1 – Final Approval is Requested
Legistar File ID # [63801](#) & [64242](#) (Buildings #1 and #2)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Dave Hull, Ruedebusch Development

Project Description: The applicant is seeking final approval for the construction of two commercial warehouse type buildings on two parcels, in addition to two outlots for stormwater detention.

Project Schedule:

- The development team would like to start construction in spring of 2021.
- The proposal is a permitted use and will not require Plan Commission or Common Council review. A Certified Survey Map (CSM) is currently under review to create the subject lots, though the CSM is not before the Urban Design Commission.

Approval Standards:

The UDC is an **approving body** for sites within an Urban Design District. The development site is within Urban Design District 1 (“**UDD 1**”), which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(8). In reviewing plans for development in the district, the Urban Design Commission shall consider in each case those of the following requirements and guidelines as may be appropriate. In addition, when applying the requirements and guidelines, the Urban Design Commission and staff shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.

Summary of Design Considerations

The existing site is currently comprised of a single zoning lot. An extension of Galleon Run has been reserved through the site currently runs to the north end of this site at Voges Road, thus bifurcating the current lot. Upon approval of the aforementioned CSM, the site will include two distinct creating two zoning lots that will be addressed separately. As such, the two sites each have their own Legislative File numbers, but are very similar and are both addressed in this staff report.

Planning Division staff requests that the UDC review the project against the requirements & guidelines of UDD 1 and provide comments related to the exterior design and appearance of the new building and how it relates to the existing industrial context, as well as views from Voges Road. Staff notes that Building Design Requirement 6v states that metal shall not be used as an exterior material for building, except as integral part of a design of exceptional merit. Staff request that the UDC make findings related to this requirement related to the metal accent features. Staff also recommends the UDC provide comments on the site improvements, including site access, parking layout, stormwater, grading, equipment screening, and landscaping as they relate to the UDD 1 standards. Other design items to review and provide feedback on include the entry façade, canopy projections, signable areas, and windows locations.