

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 24, 2018

TITLE: 5614 Schroeder Road – New Construction of a 4-Story Mixed-Use Multi-Family Development with 4,000 Square Feet of Commercial Space Located in UDD No. 2. 19th Ald. Dist. (53255)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: October 24, 2018

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Christian Harper, Cliff Goodhart, Jessica Klehr, Tom DeChant, Craig Weisensel and Amanda Hall.

SUMMARY:

At its meeting of October 24, 2018, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new 4-story mixed-use multi-family development located at 5614 Schroeder Road. Registered in support of the project were Brian Stoddard, Randy Bruce and Don Schroeder, representing Stone House Development. The site is currently home to Babe’s Restaurant. The proposed affordable housing project would utilize WHEDA tax credits for a mixed-use building with a 4,000 square foot restaurant space located in the southeast corner to allow for outdoor dining. They’ve created a U-shaped building that lines the street face and creates a private courtyard in the center of the project. The program for WHEDA includes 3-bedroom townhome units on the first floor with direct access off Schroeder Court. The center courtyard has some hardscape to be further developed, a playground and gardens on the north edge of the site. Building elevations were shown with a large amount of glass on the first floor along Schroeder Court. A strong horizontal band will help separate the residential from the restaurant, as well as allow a signage band. Buff colored brick and two complementary siding colors are proposed. 82 underground parking stalls are proposed for the 96 units, with 62 stalls on the surface, 30-40 of which will be for the restaurant space. The remaining 22 surface stalls will be for residential use.

The Commission discussed the following:

- Describe the ground surface parking stalls intention, stalls allocated for restaurant versus supplemental.
 - 62 stalls for the restaurant and 22 stalls for residential use.
- Study the outdoor seating area, it looks narrow and could use a railing enclosure.
- Back-of-the-house will be a concern for this project too, for the trash from the restaurant, locating that away from Schroeder Road.
- I see a lot of semis double parking around town to unload.
 - We have to have Fire Department access, which will allow for a semi to come in and unload. They may have to back up into Schroeder Road.
- I’m happy to see some community garden plots for the residents.

- They've been relocated to the northeast corner.

ACTION:

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