

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 24, 2018

TITLE: 5535 University Avenue – New
Development of a Mixed-Use Building
Containing 8,100 Square Feet of
Commercial Space and 56 Apartment Units
in UDD No. 6. 19th Ald. Dist. (49171)
*Alteration to Previously Approved
Development*

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 **GRANTED FINAL APPROVAL** of revised plans for a new mixed-use building located at 5535 University Avenue. Registered neither in support nor opposition were Jussi Snellman, Joe House and Lori House. Registered and speaking in opposition were Roy Schenk and Kathryn Seifert.

The applicant reviewed modifications to the approved plan, including removal of a connecting drive from University Avenue to avoid conflicts with the bus stop. In terms of the floor plan, they've filled in the first level area where the drive was; the parking area that was below the building now becomes open with a drive thru. Adjustments the unit mix make it slightly higher from 56 units to 60 units; the occupant load is the same. They showed exterior changes in the previous design versus the updated design. Because of the reformatting of the apartments, some of the exterior openings and number of bays have shifted. There are 89 parking spaces in total, 61 underground and 28 surface.

Public Comment

Roy Schenk spoke in opposition to the project. His concerns include the number of apartments being proposed in an area where there are too many apartments already. He has previously asked them to reduce the number of apartments. There's a dead-end street with very little parking space on the street. There are already existing parking problems in this area. Are you going to charge the tenants for the parking spaces? You should reconsider, this is a disaster in the making.

Lori House spoke as a neighbor on the opposite side of Capital Avenue. She has concerns regarding parking, and the intersection that is already quite busy.

The Chair reminded the audience that this project has already been approved and could be built as such; the parking is already set. The matter before the Commission tonight is whether or not to close a driveway entrance on University Avenue, it's not about the number of parking stalls. The number of parking stalls is a Plan Commission issue.

Jussi Snellman spoke, noting that they did not see anything about the change of parking structure. He doesn't feel like they have enough information on the parking changes to know if they are appropriate or not.

The applicant responded by showing the views from Capital Avenue, showing the area where the exterior garage was closed and is now open. From the east elevation this was enclosed across the east side, it's now open. The number of parking stalls has stayed the same.

Kathryn Seifert spoke about the change in Alder in this area, who claimed this project was "fait accompli." She feels the input of some neighbors was disregarded. From Whitney Way all the way to Middleton this is almost the only through street. Moving the bus stop would help, but there should be a turn lane. If people start coming in the driveway planned, they'll be making a left turn through traffic at a terrible traffic time of the day. It's going to back-up traffic, this is terrible planning. You haven't said whether that's a 2-way driveway or a 1-way driveway. This was not a fair process.

The Commission discussed the following:

- The new driveway creates a lot more impervious surface than the old one. Now that you have a more contiguous greenspace how have you mitigated that impervious surface?
 - We are going above and beyond the City's requirement for stormwater management, not just in this area but my understanding is they are also looking at this area to help enhance the stormwater capabilities of the site.
- This is not changing on the inside. On the upper left there the balconies seem to be protruding, but the new composition they don't seem to be cantilevering out.
 - That is just a rendering. For the most part the balconies are recessed. The front edge does project out beyond the brick by about 18-inches. It's consistent.
- On the first floor plan, there's a one bedroom apartment facing the parking lot. I'm curious about bicycles in front of that. It seems a bit cramped in there for that one apartment, is there anything that can be done about that? It looks like there's a wall on the west side...
 - I think we can look at relocating those bike stalls and creating this area here as more of a private space for that apartment.
- On the first floor is that retail or apartment where the infill is?
 - That's the main lobby.

ACTION:

On a motion by Goodhart, seconded by DeChant, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0).