



**Agenda Item #:** 6

**Project Title:** 6701 McKee Road (formerly addressed as 6853 McKee Road) - Planned Development-Specific Implementation Plan (PD-SIP) for a New Mixed-Use Development. (District 7)

**Legistar File ID #:** 84960

**Members Present:** Shane Bernau, Chair; Jessica Klehr, Russell Knudson, Harry Graham, David McLean, and Anina Mbiliyi

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Summary

At its meeting of November 20, 2024, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** a Planned Development-Specific Implementation Plan (PD-SIP) for a new mixed-use development located at 6701 McKee Road. Registered and speaking in support Brock Hinze, and Patrick Terry. Registered in support and available to answer questions were Alex Weis, Brad Fregien, and Bruce Hollar.

### Summary of Commission Discussion and Questions:

The Commission inquired about promoting pedestrian movements and orientation and making it part of the architecture. The west side of Madison is growing very fast; there is commercial on the opposite side to walk to. Rethink the overall building connectivity to the sidewalk to not be so auto oriented in design.

The Commission asked about the commercial space, the board-formed concrete sandwich panels, bike parking configuration, and utility bank at the southwest corner of Building A1. This being an entrance, why not continue the brick on the other side? Pulling out the bike racks to get landscape in that wall space or splitting the bike racks into two collections to accommodate landscape. The applicant responded the material is meant to read more as linear texture; the addition of board form seemed to tie it together. The applicant noted that this space could be softened with landscape and that the meters would likely be relocated, the bike parking would likely be revised to reflect an inverted U-style rack, and that consideration was being given to a green wall being located above the bike racks.

The Commission noted that there is flexibility given the larger hardscape area – there is room for landscape possibly introduce a small-scale ornamental tree to help with the climate conditions of that space. The applicant noted that reorganizing that space is definitely possible.

The Commission asked about the use at the corner of McKee and Maple Grove Roads; the applicant noted it is where the fitness room is located. The Commission noted that there have been positive changes at this corner.

The Commission inquired about whether there was an opportunity for additional connectivity to the street. The applicant noted that there is a swale located here, a bus stop, and tenant safety concerns related to limiting public access to those private units from the street

The Commission inquired about HVAC penetrations on the building; the applicant responded all wall packs are on the inside corners of the balconies, with no surface mounted street-facing louvers.

The Commission inquired about coverage on the top balconies being an overhang or roof. The applicant noted that from a design perspective the roof was used to accentuate corners, and that adding a roof to the balconies added a datum line that would compete with the corners. In addition, the balconies are recessed, the roof addition would change the pattern of the rhythm of the vertical element.

Alder Wehelie inquired about three-bedroom units, and what energy efficiency measures are being planned. The applicant responded that from a business standpoint, they do not want three-bedroom units as they are difficult to rent. The building is designed to meet current energy codes, and solar is not part of the design.

The Commission noted the long building façade is broken up nicely and inquired about visible joints and panel sizes in the board formed concrete sandwich panels and how they come together. The applicant responded that they do not know the joint spacing but would try to align it with the building lines above. It was suggested to look at using the panel height as the proportions for the width may be a good idea and then just march down the wall with the spacing the same as the height. The applicant confirmed that the panel is in its own plane informed by the plinth and that it will be a vertical joint. The applicant noted they haven't reached this stage in the project just yet, but this can be considered.

The Commission inquired about the board formed concrete sandwich panel wall and whether the upper floors are setback or are in the same plane, as well as the finish are the top of the material. The applicant noted that they have selected a few coping materials and details and that they do not anticipate the wall being too far out from the wall above.

The Commission inquired about the wall in the courtyard area; the applicant noted it would not be too far out from the face of the residential portion, but that it is not fully baked.

The Commission inquired about the location and landscaping/greenery of the swimming pool. The applicant responded it is far back to avoid noise from McKee Road, with screening and trees to soften the space.

The Commission noted that this project captures good suburban design but fails to capture good urban design. Regarding conversations at the Informational Presentation around more connectivity and walk-up units, there has not been good improvements to those discussions.

The Commission noted opportunity to anchor the signage in the landscaping better with more plantings to hold that corner. The front lawn could be filled in with plantings behind the sign. The Commission appreciated the addition of greenery at the pool area, and suggested the boxes could pair with the pergola structure with the use of climbing plants. It was further noted that bark mulch should be swapped for any areas noted as stone mulch. The tree islands here should align with the tree islands in the neighboring development.

The Commission noted the condition of approval from the GDP to reduce parking in this area and provide more greenspace. Twelve parking stalls have been removed for the dog run area. The UDC should make a finding that what was done is consistent with that condition of approval.

## Action

On a motion by Knudson, seconded by McLean, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** the project, with the following finding and conditions.

- The building design and composition is generally adequate and appropriate as it relates to breaking down the overall building mass and scale.
- The application return to the UDC for Final Approval to resolve following details:

- Provide details of the material transitions where the board formed concrete sandwich panel transitions to the fiber cement material.
- Provide the coping/cap finish detail for the board formed concrete sandwich panel.
- Provide details on the finish treatments for VTAC/PTAC units.
- Reorganize the amenities in the southwest corner (i.e., patio seating, bike parking) near the commercial space in Building A1 to accommodate landscape and soften the hardscape area.
- The building design shall be refined to provide additional connectivity to the street with more walk-up units for a stronger urban design and positive orientation to the street.
- Revise the landscape plan to fill in the lawn area at the corner of McKee Road and Maple Grove Road with additional plantings to look more intentional and substantial; reflect climbing vegetation be planted in the raised boxes to soften the hardscape area; and return areas of stone mulch to shredded bark mulch to support the plant life and hold moisture.
- Update the site [and landscape] plan to align the tree islands in the parking area on the west side of Building A2 to align with those on the adjacent development for a more cohesive planting plan between the two sites.

The motion was passed on a unanimous vote of (5-0).