

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 24, 2017

TITLE: 9910 Watts Road – New Development of a Planned Residential Complex Consisting of Two 3-Story Multi-Family Apartment Buildings with 105 Dwelling Units. 9<sup>th</sup> Ald. Dist. (46928)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: May 24, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Lois Braun-Oddo, Amanda Hall, Tom DeChant and Michael Rosenblum.

**SUMMARY:**

At its meeting of May 24, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Complex located at 9910 Watts Road. Appearing on behalf of the project were Ulian Kissiov and Mike Calkins, representing Snyder & Associates, Inc.; and Rick Schwarze. Kissiov gave an overview of the site plan and architecture, showing the topography of the site with the top falling from the middle to the wetland 9-feet equally on both sides. The site plan had to deal with the wetland and 75-foot setback; as a result, only 62% of the total parcel is developable. The recreational features (i.e. the pool and deck), which serve both buildings, will be oriented towards the wetland (which is considered the site’s other open space), while trying to maximize the street-facing nature of the building. The extent of the parking lot into the site was determined by the 250-foot hose reach of the fire trucks. Because there isn’t much other development around the lot to relate/connect to, the architecture is more “out of the box.” Kissiov spoke about the influences of the De Stijl artistic movement, Neo-Plasticism and Piet Mondrian. Neo-Plasticism is based on the idea of simplifying art and architecture down to its purest, most fundamental state: only primary colors, only squares and rectangles, only straight and horizontal or vertical lines. When Kissiov visited the site, he got a more intimate, more subdued, earthier sense. He further stated that he wanted it to stay open to substitute the glass balconies for perforated metal on the buildings as the design moves forward. The building materials will include square shaped dark brick with light grey mortar, and LP Smartside.

Comments and questions from the Commission were as follows:

- Addressing the building placement along Watts Road, I can appreciate why you put the building in that location.
- How high is the retaining wall by the pool?
  - About 3-feet.
- What will the bio filtration basin be landscaped with? Note that Robinia pseudoacacia ‘Purple Robe’ is inappropriate for planting – it is brittle, aggressive suckering and has the potential to be invasive. You should choose another species.

- A more amorphous-shaped bio filtration system along the west side of the site was needed. Make it look less engineered. Maybe there are pockets of landscaping along the raised slope. Anything that you can do with the landscaping to make it look more natural. And make it look more nestled into nature.
- Regarding staff's comments about this style bring repetitive around the City, we've seen plenty of beige buildings with staff not being brought up.
- The "family" of materials selected was not too many.

**ACTION:**

On a motion by DeChant, seconded by Rosenblum, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).

The motion provided for the following:

- The design of the bio filtration areas should be less 'engineered' (in appearance and shape) and the accompanying landscaping should interact with and support the resulting shape of the filtration area, as well as the greater natural surroundings (i.e. the neighboring wetlands).
- Robinia pseudoacacia plant should be removed in favor of something less invasive.
- Any rooftop mechanicals will be properly screened.