

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 26, 2021

TITLE: 6321 Town Center Drive - Amendment to a Previously Approved Planned Development (GDP-SIP) to Construct Approximately 74 Apartments in Three (3) Three-Story Buildings. 3rd Ald. Dist. (64506)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: May 26, 2021

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Tom DeChant, Lois Braun-Oddo, Rafeeq Asad, Shane Bernau, Craig Weisensel, Russell Knudson, Christian Harper, Christian Albouras and Jessica Klehr.

SUMMARY:

At its meeting of May 26, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of an amendment to a previously approved PD(GDP-SIP) located at 6321 Town Center Drive. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions was Michael Ellefson.

The development team looked at relocating the drive to the north side of Building 2, but given the grade from north to south this was not successful to reach the underground parking at a reasonable slope. They squared off the parking and enlarged the greenspace in the middle while making a more uniformed frontage along the front of the building, revised the brick running up into the gable elements by lowering it all down to be consistent and more cohesive. The main entry feature has also been redesigned to create a colonnade element with a roof, archway and sconces as a unique feature to signify the entrance. Building materials include asphalt shingles, three colors of siding, a cast stone base and reddish brick veneer. Landscaping screening covers the private residential areas.

The Commission discussed the following:

- Nice looking development. I like the colors. The only thing I would change is the width of the stairs going up to some of the private units, some are narrow and some are wide. Being so wide it gives the appearance of maybe a public entry point but also makes the deck less usable for the occupant. I would narrow that up and make it similar to the other porches.
 - That is a public exit stair.
- Then I retract my comment.
- The west/northwest path that circles the outside, it would be nice to take that wavy drift of plants along the foundation to create a pocket on the outside of the path. In general there are areas around the site where the landscape and planting bed edge could be simplified so it's not so swoopy in tight spaces,

more so along the east frontage. The swoops in tight corners don't add much to the design impact. The community patio near the bioretention basin could use some planting design and ornamental interest around the edges. Could have a couple of bike racks in that area.

- We should be able to make those adjustments with no problem.
- Ald. Lemmer: Positive feedback for the design of this development. It does match the size and mass of the condos across the street, the color palette is nice and the materials are a nice selection. Parking is important here, the roads are narrow so street parking isn't a great option. The neighborhood meeting was lightly attended, have not received a great deal of feedback as far as design. Like the large amount of Lilac trees in the landscape plan.

ACTION:

On a motion by Weisensel, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (9-0).

The motion provided for consideration of redesign of the planting bed edges and the addition or more ornamental interest.