



Department of Planning & Community & Economic Development

Planning Division

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TO: Urban Design Commission
FROM: Timothy M. Parks, Planner
DATE: March 7, 2017
SUBJECT: ID [46187](#) (UDC) and [45803](#) (Plan Commission) – Consideration of a conditional use for a residential building complex with 170 apartment units in four buildings on a parcel of land addressed as 5501 Spring Tide Way; 17th Ald. Dist.

The applicants, Grosse, Hanzel & Simons of Middleton, are requesting approval of a residential building complex on Lot 520 of the Village of Autumn Lake (Replat) residential subdivision, which will consist of 170 units located in four buildings. Residential building complexes are conditional uses in the TR-P (Traditional Residential–Planned) zoning district, which require approval by the Plan Commission following a recommendation on the design of the project by the Urban Design Commission. The Plan Commission is scheduled to review the conditional use for this project on March 20, 2017.

The subject site is an approximately 4.9-acre block located on the southern edge of the Village at Autumn Lake development and bounded on the south by Lien Road, on the west by future City View Drive, on the north by Spring Tide Way, and on the east by Willow Rock Road. The four buildings will extend around the perimeter of the site surrounding a central open space that will include common green spaces and surface parking for 80 autos. An additional 180 parking stalls will be provided in garages beneath the proposed buildings. A clubhouse and pool serving the complex is proposed east of the subject site across Willow Rock Road on Lot 564 (1704 Autumn Lake Parkway). The buildings will be set back approximately 20 feet from Spring Tide Way and Willow Rock Road, while greater setbacks are proposed along City View Drive and Lien Road in observance of building setback lines of 30 and 40 feet, which were established for those respective roads by the Village of Autumn Lakes plat.

The buildings will stand primarily three stories in height but will step down to two stories at the ends. Units on the first floors of the buildings will include individual entrances connected to the sidewalks on City View, Spring Tide and Willow Rock, with some individual unit entrances also proposed on the facades facing the central open space and parking. The buildings will primarily be clad in horizontal composite siding accented by composite shakes above a stone veneer base. Colored elevations included with the application materials suggest that multiple siding colors will be used to create visual interest in the complex.

The Planning Division believes that the proposed residential building complex is generally well designed and that it merits a favorable recommendation from the Urban Design Commission. Staff feels in particular that the scale and architectural style of the buildings should relate well to the scale and styles of lower-density housing that will be built generally to the north and east of the site, with a strong orientation to three of the four abutting public streets, which will be enhanced by the connection of the individual first floor unit entrances to the public sidewalks.