

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 27, 2016

TITLE: High Crossing Development Master Planning Update. 17th Ald. Dist. (43713)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: July 27, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Sheri Carter, Cliff Goodhart, Richard Slayton, Tom DeChant, Dawn O’Kroley and Michael Rosenblum.

SUMMARY:

At its meeting of July 27, 2016, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on the High Crossing Development Master Planning update. Appearing on behalf of the project were Kirk Keller, Matt Schreiner and Michael D. Schutte, representing Investors Associated. The team has met with the area’s Alder and City staff, which led to a neighborhood listening session. City staff asked the team to consider four items: do not change the profiles of where City View and High Crossing are meant to extend, take an initial look at the quarry lands (they do not control or own those lands), hold a neighborhood meeting, and reach out to Veridian. The intent of their plans are for City View and High Crossing to continue down and join Lien Road, which means this development will have front door and back door access points. Constraints on the site include a drop of about 100-feet from the east to the southwest corner, and rock anywhere from 5-15 feet below the surface. They will try to work with the existing topography as best they can and are planning on doing regional infiltration. The road network is something that the City doesn’t want changed, with sanitary sewer already in place. They will add an east-west roadway connecting from City View Drive through the quarry lands to the east and to the north of City View Drive’s connection with the “Autumn Lakes” development to the south to help with how the site will eventually lay out. They will basically be terracing the building down the hill. The buildings will be 3-stories in height with underground parking and surface parking. A transit area at this location has been discussed, and they are planning on some sort of bus station or rail station, along with a parking structure for making this a very active spot in the future. City staff has asked the developer to consider the following:

1. Make sure noise abatement along the freeway is adequately addressed.
2. Make sure the plaza area is a true activated usable space.
3. Look for ways for potential multi-family to connect in some ways through the roadway.
4. Consider an internal drive system if the roadway is not going to be connected.

Stormwater management throughout the site is necessary and the greenspace should be more park-like rather than urban.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.