

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 27, 2016

TITLE: 4525 Secret Garden Drive – Multi-Family Residential Development Consisting of Twelve Multi-Family Buildings with 102 Dwelling Units. 16th Ald. Dist. (36751)

REFERRED:

REREFERRED:

REPORTED BACK:

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ADOPTED:

POF:

DATED: January 27, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Tom DeChant, Lois Braun-Oddo, Richard Slayton, Sheri Carter and John Harrington.

SUMMARY:

At its meeting of January 27, 2016, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a multi-family residential development consisting of twelve multi-family buildings with 102 dwelling units located at 4525 Secret Garden Drive. Appearing on behalf of the project was Joseph Lee, representing Decker Properties. Registered neither in support nor opposition was Mike Pfohl, representing Secret Places Neighborhood Association.

The access has been opened up to Catalina Parkway which reinforces access to Secret Places. Townhomes are now located on Catalina Parkway which is more pedestrian friendly, with stacked flats within the center of the site. The first “secret place” is a tot lot for the neighborhood as a whole, with another passive greenspace and maybe some sort of structure. Architecturally they haven’t changed a whole lot other than breaking up the massing of the building, and added some gable elements on the larger plane of the roof. Townhomes will be 3 levels with a 2 ½ mass facing front in the same architectural style. The development team has been through several iterations and have met with City staff and the neighborhood on several occasions. Building materials proposed include EIFS and sculptured stone at the base, with fiber cement or siding materials for the balance of the exterior.

Ald. DeMarb spoke to a number of neighborhood concerns, much of which will be taken up at the Plan Commission level. One thing she wanted the Commission to consider is the u-shaped road coming into the site. The other road has been curved to go up like an outlot; she would prefer the developer curve the road that is straight because right now any traffic coming out of this development will shine in those houses. If the street is curved those lights would shine towards a permanent greenspace.

Mike Pfohl spoke on behalf of the neighborhood association. He thanked the development team for being very helpful, and Ald. DeMarb for working with the neighborhood. The neighborhood is interested in seeing the final format without committing to a position on the development. He did mention concern with the increase in traffic and how much the roadways can handle.

Comments and questions from the Commission were as follows:

- This seems to be your pinch-point, the tightest point on your site to the property line. See if you can rotate the whole thing about 35 degrees counter-clockwise, and that may line this road up with that without having to angle it so much. I know it's very clean and geometric, which is important, but it would give you a little bit more room in the back. See if that helps you, only to see if you can get that angle where you want it.
- Have you looked at aligning the easterly driveway entry with Bautista Drive and reversing a long building and a short building at this driveway entry?
 - Yes, there's limited access points along Catalina Parkway and there's a grade change with a retaining wall along here. That is somewhat one of the other reasons that won't allow traffic. And there's utility lines under there. And an electrical easement on the north side as well.
- Put one of the units here and start angling the road here. You understand the problem.
 - Yes, we'll look at that.
- Buildings A and B, they're really nice it's just the hip, it's not as nicely composed elevation as all the other buildings, but not seeing it three-dimensionally it may be an illusion to me because of the way the roof is pitched and falls away. It looks like a hip on one side and a gable on the other side.
- Make sure your landscape isn't fussy.
- Is there an easement south along the connecting road?
 - Yes.

I was wondering, you can't come out of the development to those side roads, rather than off the main road?

No. This is a parcel that's owned by somebody else.

You don't have any idea what's happening next?

(Wendt) The neighborhood plan would probably give some hint to what's happening there.

The symmetry works on that one piece but it might be really odd depending on how those roads lay out.

- Upon return provide more context for the project with the adopted neighborhood plan.
- Look at pivoting site to re-align road connectivity.
- Texture road crossings to tie back into the open space corridor.
- The hip/gable roofline on Buildings A & B not resolved; need to see more images.

ACTION:

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