

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 2, 2020	
TITLE: 7601 Mineral Point Road – PD, Four-Story Apartment Building. 9 th Ald. Dist. (61858)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Janine Glaeser, Secretary	ADOPTED:	POF:
DATED: September 2, 2020	ID NUMBER:	

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Tom DeChant, Jessica Klehr, Syed Abbas, Christian Harper and Russell Knudson.

SUMMARY:

At its meeting of September 2, 2020, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD located at 7601 Mineral Point Road. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions was Sean O'Brien. Burow introduced this unique site high above Mineral Point Road, surrounded by a mix of commercial buildings and retail. The residential entry is located at grade off Ganser Way to below building parking. They are taking the historic farmhouse and relocating it on the property, moving it towards Mineral Point Road to use as a community building. Pedestrian connections to Ganser Way and Mineral Point Road are proposed. The shed roofs match the roof on the existing farmhouse. They have not worked through the grading plan yet to assure that pedestrian connection to Mineral Point Road.

The Commission discussed the following:

- I like that old building and I'm glad you're keeping it. Kudos to that. It does seem architecturally a mismatch with what you're attaching to it. Anything else you can do to tie it in would be good.
- This appears to be a family friendly development given the unit mixes, but you have only one small greenspace and not a lot of other green or family type space.
 - This will be a family development, and we do intend to request WHEDA tax credits. The community room itself has not been programmed exactly but there is opportunity for indoor family gathering spaces.
- Kudos on saving the farmhouse. With the smaller play area I'd be afraid of them playing on the porch on that drastic slope, I wonder if a wall is in the plans, or decreasing that slope. I like the idea that you've tried to match the aesthetic of the existing with your new building, but if I remember that building has shutters and fabric shades over the windows, you are planning to do some modifications to the existing building, maybe go farther with that. Maybe bring the two building designs together a little more.
- I'm sorry but I respectfully disagree with the sentiment of saving the old house. It's not historic, it's old, it has lost about all of its integrity. Moving it just loses more of its context. Think of the opportunity

along that edge with a more linear design. The new building itself doesn't have anything to do with the old building in terms of form or proportion. It's perched precariously on the hill, let it die the death it should have died when they made Mineral Point road a four lane highway.

- I agree, there's something very awkward about where you've placed that building and I don't think it adds to the development. It prevents you from doing something nice on Mineral Point Road. I don't like where the play space is, it feels like the building has turned its back and the play area should feel more protected by the rest of the development. There are some elements of the building that I'm not quite sure, there's a skewing where it goes from the two paired balconies, it starts to lose the rhythm at the end.
- I like the old house but something isn't working. I would wrestle with how to position them, whether or not to connect them or how to connect them. Treat it as a historic structure if you do keep it. It doesn't really fit with what you're proposing right now. The new architecture is a lot of beige but the renderings are attractive.
- I suggest you try an option without the farmhouse and see what kind of opportunities arise.
- The pedestrian access from Mineral Point Road going up – give it more attention. I don't think it's working to your advantage right now. Safety-wise and how it would feel at night, it could use more attention.
- If this was a straight zoning district you'd have to have that access. Is there an obligation to have stairs there? To get to public transit?
 - Correct.

ACTION:

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