

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 31, 2019

TITLE: 9604 Wilrich Street – Alteration to a Previously Approved Development, Building #4 of Paragon Place. 9<sup>th</sup> Ald. Dist. (56304)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: July 31, 2019

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Rafeeq Asad, Tom DeChant, Cliff Goodhart, Christian Harper, Jessica Klehr and Shane Bernau.

**SUMMARY:**

At its meeting of July 31, 2019, the Urban Design Commission **REFERRED** consideration of an alteration to an approved development located at 9604 Wilrich Street. Registered in support of the project were Ryan McMurtrie, Jon McMurtrie, Benjamin Chung, Tim Garland and John Cronin, all representing United Financial Group. The development team reviewed the Paragon Place site location and layout. They are requesting approval for an alteration for addition of units, going from a rectangular building to an L-shaped building. The community gardens will remain where they were originally proposed. They reviewed contextual information, building materials on the existing buildings and the proposed materials. They shared the proposed site plan, floor plans, elevations and perspective views. The architecture is improved from its original design. The 45 underground parking stalls give a 1:1 ratio with 42 surface stalls.

The Commission discussed the following:

- When I see a roof plan like that I wonder about its complexity, perhaps there’s too much going on. The approved plans were not as urban as we would like, but they had some simplicity, restraint and order that this version does not have.
- The greenspace, is there any way to reduce that parking to increase the outdoor space?
  - We’ve discovered that as a function of how many 2-bedrooms are in the mix, we do need that additional parking. Our philosophy is to maximize greenspace but we realized they are necessary.
- I agree that it could use a little simplification in materials and shapes. I’m also wondering are there dryer vents or other penetrations on this façade that we’re not seeing.
  - The magic packs are all concealed within the recesses of the balconies at a 90-degree angle to the façades. We would have to add the dryer vents to the renderings.
  - It’s ducted through the floor trusses on the second floor, a 4’x4’ vent and colored to match the brick. There was some concern about the complexity of the rooflines earlier.
  - We did adjust the rooflines, this building is synergistic with the other buildings.

- On the north elevation showing the garage, you don't put windows there which you did on the other side. I thought the windows were successful in making that seem less like a blank podium and more like a building. You have some sort of louver there.
  - The HVAC room is where the panel is but not the whole wall. We can look at that. My only concern is it being out of balance with vents.
- Can you shift the louver to align with the window?
  - We can look at off-setting the vent and incorporating additional windows.
- This was originally approved in 2015? Do you have the materials here?
  - Yes all five of the buildings and their materials were approved. This request entails modifying the final building. We do have the materials.
- That's a lot of materials, a lot of different materials. With the peaks of the roof, and the ins and outs, it is a little busy. None of the push/pulls are significant. It seems busy.
- Speaking to the planting design, kudos for your variety of different species, you're using stuff we don't typically see. Some of your numbers are really quite high.
  - It's our goal with the proper design, planting and management that these plants grow and live together, and bring the maintenance costs down.
- If there's room for mulch, there's room for a plant. It's a nice selection of plants. On Building 4 I see 576 English Ivy in there, that can't be right.
- The planting bed edges could be smoothed and simplified, just a little clean-up of the planting bed.
- What is getting planted for the playground and where does the public garden go?
  - The garden is here, we're still debating the location of the playground. The goal is this would be the heart of the amenities of this property. Long-term we're proposing some age-restricted housing and bring the components of the neighborhood together.
- Somebody should address the materials comment.
  - We believe they're very high quality materials that we've used to break up and provide vertical articulation. Your concern is the number of materials?
- The number and the complexity. It's busy. You can have a busy building in terms of push and pull, this roof is doing a lot. Sometimes less is more.
- Does the number of materials mimic the other three buildings?
  - Basically yes. This building has a slightly longer façade so we incorporated the additional color, as well as incorporating color from the other buildings. Do you want one brick in the recesses and one main field brick?

**ACTION:**

On a motion by Goodhart, seconded by Asad, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (7-0). The motion provided for the following:

- Less materials, less complexity in the number of forms and geometries and the roof, a little more restraint to the building design.
- If there are any penetrations (dryer vents) show them on the elevations.