

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 20, 2017

TITLE: 5533 University Avenue – New
Development of a Mixed-Use Building
Containing 8,100 Square Feet of
Commercial Space and 56 Apartment Units
in UDD No. 6. 19th Ald. Dist. (49171)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: December 20, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; John Harrington, Cliff Goodhart, Lois Braun-Oddo, Amanda Hall, Rafeeq Asad and Tom DeChant.

SUMMARY:

At its meeting of December 20, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of new development of a mixed-use building located at 5533 University Avenue in UDD No. 6. Appearing on behalf of the project was Randy Bruce, representing Jerry Connery. Changes to the project since the last Commission meeting are mostly related to the commercial area. The lighting plan includes five LED 18-foot high poles for the back parking lot. The landscape plan shows shade trees increased in size (soil mix to be checked). The alcoves on the front and back of the building have been eliminated for a cleaner exterior. The floor plans really haven't changed. The amount of glass has increased, making more distinction between the residential and commercial areas. On the backside they have added canopies over the storefront doors and increased the amount of glass as well. They will potentially end up with back-of-house items on that wall; it depends on how many retailers they get. They want to use as much glass as possible in the back, but would like acknowledgment that a minor alteration could arise. The updated rendering shows the retaining/knee wall as a seat wall but taking it out to the sidewalk and paved the rest for hardscape for people waiting for the bus. They are working with Ryan Signs, Inc. on the idea of suspending signage from the bay so it's not on the wall itself. They will return for a Comprehensive Design Review early next year.

Comments and questions from the Commission were as follows:

- I absolutely do not want back-of-house on University Avenue. We don't want to lose the glass there.
- What is the material white corner wrap?
 - That's a fiber cement panel. It's going to match the window colors and wrap around on that corner. Where we don't have an exterior corner condition like this, it only wraps to the interior face of the balcony. It is essentially flush with the lap siding.
- I think it looked fine the way you had it before.
 - We always had the panel there it was just a darker color.
- What is that first level opening shown in the elevations?

- We've got a driveway that connects from University Avenue to the parking lot in the back. The material is confederate blend, light buff colored brick. The base from below the windows down is this precast stone product that will match the brick, the two siding colors are warm gray and cedar tone, windows are almond/canvas colored, and the railing is bronze. The storefront at the retail would be this clear anodized.
- If it results in less glazing at the back, to push back-of-house to the parking side, I would agree that's reasonable. I do like the building itself and how you articulated retail from the residential. I don't know if you need that little lighter piece that wraps around, I almost liked the cladding continuous, the darker brown.
 - Is it the color or the flat panel?
- I think it had a nice rhythm the way it was; this disrupts the rhythm of those frames.
- If we're OK with some back-of-house things there, what would replace the glass?
- I think it could be a metal panel in lieu of brick. It would match the storefront.
 - We could do metal panel or spandrel glass and might actually be less visible.
- Try to preserve the top light so there's some natural light too.
- On the north elevation, consider when you come back for signage: this canopy is kind of like an orphan out here and it really stands out in the perspective.
 - We did that to accommodate our idea about signage. We like this idea of hanging signage, we also wanted to get a little bit more identification for that retail user and we thought the eyebrow roof did that. I'm OK with addressing that and tabling that for now.
- For that one it seems odd.
- Make sure you are using wood mulch, no stone mulch.
 - Can we use stone mulch in the retail areas and wood in the residential areas?
- You can, but then we'll need to see the color of the stone because it will affect the architecture. I would encourage you not to use black vinyl edging, use steel.

ACTION:

On a motion by Goodhart, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for the following:

- Change the color of the third level lighter colored accent panel (adjacent to the balconies) to match the surrounding darker siding.
- Regarding the retail area storefront windows facing the parking lot: if there are future changes to the window composition due to final tenant selection, maintain the locations and proportions of the current proposed layout. Recommendations include metal panel, spandrel, and maintain the top window light.
- Provide wood mulch in the landscaping. No stone mulch is recommended. Use steel edging, not black vinyl.