

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 27, 2016

TITLE: 114 Milky Way – Planned Residential Complex Containing Six Buildings and a Clubhouse with a Total of 94 Dwelling Units. 3rd Ald. Dist. (42721)

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 **GRANTED INITIAL APPROVAL** of a Planned Residential Complex located at 114 Milky Way. Appearing on behalf of the project were Matt Saltzberry, representing D’Onofrio Kottke & Associates; Brian Munson, Terrell Walter and Amanda Koch, all representing Royal Capital Group.

Munson presented changes to the plans for the 94-units. Screening from the Homburg site to the west would be a board-on-board fence as well as trees/shrubbery. From the south on Jackson Quarry Lane, the grade steps down into the site to the format of that building has been changed to allow for some underground parking and keep the entrances up at street grade. The clubhouse has moved east a little bit to interrupt the north-south view corridor and opened up an area for an underground structural bioretention system and usable greenspace. Architectural changes The alleyways highlight architecture with more columnar trees and low growing shrubs and shade trees as you enter the clubhouse. Landscape details include Black Hills Spruce, Fir and columnar Oaks and Pears. All of the buildings have a face that is unit on top of unit, with the backside having garages along the alley on one side with units on top. The façades are now more broken up and give a more residential scale. Three different color schemes are proposed among Buildings A, B and C with consistent materials across all of them.

Chris Wells talked about comments in the Planning Division staff report, asking for the alleys to perhaps be aligned, address how the clubhouse relates spatially, the architecture of the clubhouse, more shrubs in the alleyway and opportunities to intersect the alley corridor.

Comments and questions from the Commission were as follows:

- Maybe there’s a little bit of room to center the clubhouse a bit more and allows for more landscaping.
- I like the idea of the clubhouse interrupting that long view of the driveways. Give more relief to those units and additional greenspace.

- The sloped roof of the clubhouse doesn't fit with everything else being flat roofed. Maybe a cupola?
- Are you going to do something to the east clubhouse façade?
- Your architecture should be more purposeful in the elements you're inserting. For example, A1 and A2, you have the opportunity to design a full street, and maybe A1 and A2 have some sort of a compositional relationship to each other, maybe it's around that special clubhouse space. Rather than doing a cookie cutter repeated placement of the same building, and that can be done subtly with your architectural features. I'd also look at the two courtyard buildings, B2 and B3; one will constantly have southern exposure, one is going to be shaded, the fins you have with the balconies are a nice little element. Anything to make it more purposeful and less repetitive.
- I would like more attention to the clubhouse in general, it looks 1970s-ish.
- If you change the slope I'd like to see more windows all around.
- Is your alley the minimum distance? So it's more pedestrian-oriented even though we know it's going to be vehicular driven. The rendering of someone walking through someone's driving feels like she's invading someone's car space, as opposed to the cars circulating through the pedestrian space.
 - Right now it is a little bit larger than the minimum. The driveway is really the minimum of 24-feet, then the areas to the north and south are a little bit extended for turn-around movement, but we could look at opening that up a little bit.
- So a person feels comfortable and as much a part of that street even if it is going to be just car access.
- You could activate the alley if people put their grills out there.
- There's a lot of belt around the building with foundation plantings. Be more liberal with the planting and have it relate more to the building design. I don't see a need for foundation plantings, look at it from a less traditional standpoint. Your species are pretty good; look at things like Indigo, Nine Bark, New Jersey Tea, things that would be native to Wisconsin. Have that belt open up and relate more to the intersecting texture of the building.

Discussion then focused on whether this merits initial approval or a referral.

Mass and scale merits initial, the unit types are there, the materials, the parking. There is definitely some work to do on the clubhouse, building architecture including site modifications. The zoning is in place, the request is a conditional use for a residential building complex.

(Wendt) Essentially you're assisting the Plan Commission with design for them to approve the land use; a lot of the knowns for the site plan will not change between now and a final approval.

ACTION:

On a motion by Slayton, seconded by Goodhart, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (4-2) with DeChant and Carter voting no. The motion noted that mass and scale merits initial including the unit types are there, the materials, the parking. Noting there is definitely some work to do on the clubhouse, its relationship with adjoining alleys, building architecture and other site modifications as noted within the discussion on this item.