

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 9, 2015
TITLE: 5401 Tancho Drive – PD(SIP) for New Development Consisting of Seven Multi-Family Residential Buildings and a Clubhouse Building. 17 th Ald. Dist. (40995)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 9, 2015	ID NUMBER:

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

SUMMARY:

At its meeting of December 9, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new development consisting of seven multi-family residential buildings and a clubhouse building located at 5401 Tancho Drive. Appearing on behalf of the project was Joseph Lee, representing Fiduciary Real Estate Development. Lee gave an overview of the surrounding context, which are all traditional residential forms with pitched roofs. Because of that and meetings with the neighborhood and Alder this project will have pitched roofs as well. This multi-family development will be 7 buildings and a clubhouse building, organized around a couple of different greenspaces. The building orientations take into account the significant grade change on the parcel. The parking is now angled and feels more like a street than a parking field. The material palette will be broken up with various colors; stone, brick and fiber cement are all proposed.

Comments and questions from the Commission were as follows:

- Take advantage of the water feature to expand your greenspace instead of it being surrounded on three sides by parking.
- Bringing the buildings to the green is the big issue, otherwise you just have parking around it. You create that central spine and you dissect it with more parking, why isn't the central spine and the greenspace in one in the center, and the buildings are outliers to that larger greenspace, and you still have that circular path around it without having to double the parking.
- Staff comments related to the project were that essentially if we're going to have these parking areas through here, we're trying to create these as streets. It seems like it's a successful direction.
- The glorified medium is still a problem. How do you prevent that from happening and enhance that central spine. Do we really need to have a looped connection that goes back to the main road or could it be two parking lots that strengthen the central spine and relate more to the buildings?
- It's either a contemporary classic alignment but then they all come together. I don't mind that it's a more naturalistic flow through spaces but you're purposely using classical lines, and I think the buildings need

to relate those classical lines, and then juxtaposed in a natural setting could be really energizing. Bring the buildings onto the green and move parking around it.

- If I'm in the clubhouse I want to look out on that green.
- Consider "doglaying" Building A1.
- I'm not a fan of having stone right next to the concrete, it looks unfinished, lean towards all stone.
- If there is a chance to bracket the green and maybe flipping the pool so it's behind it, it will look like an infinity pool looking out.
- Get your landscape architects involved in the site layout, not just the landscaping itself.

ACTION:

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

No ratings were provided for this project.