

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 20, 2017

TITLE: 5402 Congress Avenue – “The Madison Apartments,” Amended GDP(SIP). 12th Ald. Dist. (45913)

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 INITIAL APPROVAL** of an Amended GDP(SIP) for “The Madison Apartments” located at 5402 Congress Avenue. Appearing on behalf of the project were Kirk Keller, representing Plunkett Raysich Architects; and Suzanne Vincent, representing Investors Associated. The intent of this 36-unit building is to finish off the apartment community that has been at this location since roughly 2003. The architecture is very straightforward and meant to match what is there, and in keeping with the long-term hold of the property owners: architectural grade shingles, fiberglass windows, siding cement board and trim cement board. Vincent noted the significant grade change south to north at approximately 30-feet. The key landscape feature is an open prairie slope transitioning into screening elements to break up the view of the lower level of the building in a variety of species. They are also including a number of retaining walls ranging from 6-feet at the highest lowering to zero. A dog play run area and garden plot areas are proposed for the residents. Building material samples were shown. The staff report suggests more brick on the westerly façade.

Comments and questions from the Commission were as follows:

- I thought we commented to the extent, instead of a right-angle turn is there a way to enter the cul-de-sac in a different area, make it look less engineered and more natural?
 - The grade change in here is such that we need the longest piece of road without going crazy and this won't work for that. With the tree line and grade change, it just completely disappears.
- What about some Burr Oaks to start getting more of an entryway? I'd like to see it curve a little more.
- I would suggest making the two end units at the garage all brick rather than infill siding. It seems arbitrary where the brick ends now. Make the two end caps solid brick and fill in with siding.
 - We can certainly do that.
- I would like to see a landscape plan in perspective against that western façade and the extra story of brick there. That's basically in front of the building, people will see that first.
 - It's the driveway entrance for the residents, but the entrance is on the other side of the building.

- No need to bring the materials back.

ACTION:

On a motion by Goodhart, seconded by DeChant, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided that the applicant return for final approval with the following:

- A graphic on how the retaining walls are going to work;
- Trees designed to frame an entry area;
- Study using more brick on the garage; and
- Indicate how the landscaping works with the backside.