

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 7, 2018

TITLE: 5501 Spring Tide Way - New
Development of 170 Apartments in a
Series of Two to Three-Story Buildings
with Underground Parking. 17th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: February 7, 2018

ID NUMBER: 46187

Members present were: Richard Wagner, Chair; Rafeeq Asad, John Harrington, Michael Rosenblum, Cliff Goodhart, and Amanda Hall.

SUMMARY:

At its meeting of February 7, 2018, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** regarding the residential building complexes in the Village of Autumn Lake located at 5501 Spring Tide Way. Greg Held, Dan Brinkman and Ron Grosse appeared on behalf of the development team. They already have an approved site plan. As part of a street improvement project, the City took out all trees along the street. Shared, view of lot across the street, which is a car storage yard. The original site plan has a number of units facing City View, we need to reduce number of units facing this street. One suggestion is to extend Summershine Street thru as a private street, which would allow buildings to orient towards it. The site was redesigned to do that, still discussion what street is going to look like (going to DAT tomorrow). Want to minimize City View exposure and landscape City View street side as densely as possible. In the future, could possibly thin out and improve street presence. Architecturally, trying to keep as much presence on City View, layering back the entrances that are on City View. Looking for input, ideas, whether you can support this concept or not.

Comments and questions from the Commission were as follows:

- Put the site plan up, at the through street is that a garage entrance. I'm concerned it's first thing you see.
 - yes, but not sure at what level. We need to look at it.
- Curious about the S curve, it could slow things down.
 - The idea is to tighten things up thru the S curve, slow traffic down.
 - Idea is there is going to be traffic going thru there
- Can the garage door concern be improved by additional landscaping?
 - There was a version with garage door on the side, trying to make it work with grade
- Can you do any berming at all on the S curve? Hate to put up dense planting and take out. Like to see something that could last that might be combined with berm.
 - yes, but with easements, not sure how much we can do. Will look at options.

ACTION:

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