

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** April 24, 2019

**TITLE:** 5402 Mineral Point Road – New  
Construction of Multi-Family Apartments,  
Referral from Plan Commission. 11<sup>th</sup> Ald.  
Dist. (55382)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

**DATED:** April 24, 2019

**ID NUMBER:**

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Members present were: Cliff Goodhart, Acting Chair; Jessica Klehr, Craig Weisensel, Tom DeChant, Rafeeq Asad, Christian Harper, Shane Bernau and Syed Abbas.

**SUMMARY:**

At its meeting of April 24, 2019, the Urban Design Commission **RECOMMENDED APPROVAL** of new construction of multi-family apartments located at 5402 Mineral Point Road. Registered in support of the project were Ray White and Steve Harms, representing Whitney Point Properties/Tri-North; Chad Dorliss and Andrew Kessenick.

Harms presented the project, noting future right-of-way improvements, existing easements and water easements. The proposal would replace two 1970s office buildings with two 3-story buildings containing 48,000 square feet of residential and parking. The existing buildings are costing more to maintain than the rent generates. As part of the overall rezoning request, they have put together a master plan. There is an opportunity for street level retail along Whitney Way. The space between the buildings would be used for an on-grade driveway. As a result of Planning staff comments, the entrance is reoriented more toward the corner and the lower level articulation has been increased with modulation. The intent is to have the buildings be integrated with Garner Park. They will create a courtyard area with volleyball, grills, etc. at about 7-feet below the Mineral Point Road grade, which affords it privacy. Building materials include cement fiber siding with a green accent trim, veneer stone on the lower level and an entrance feature that wraps around the corner. The Chair asked the Commission to comment on issues relevant to the Plan Commission, including façade composition, improved street orientation and exposure of the parking level to the northern part of the building.

The Commission discussed the following:

- The central courtyard, what a tremendous opportunity and amenity for the residents, but there's very little design happening within that space, just a random placement of trees. I don't think you could argue that it connects to the park. I would suggest that design in that space be more intentional. Likewise along Mineral Point Road, the small line of shrubs as a foundation planting on that side of the building just really don't do anything. There's so much to draw inspiration from, the research park across the street, the park behind it. There are opportunities there to make that landscaping more robust and tie it into the

setting, also an additional buffer for the residential units from Mineral Point Road. Ornamental mid-height trees on that side with ornamental grasses would be much stronger. It could use more organization based on geometries of the site or building, and that could manifest itself in the arrangement of the trees or circulation through that space.

- More holistically I'm not crazy about all the surface parking around the perimeter, realizing Phase 2 would completely change that. I don't think we're approving this based on any assumptions for a Phase 2.
  - We are taking some parking out, we do have a requirement for a certain number of stalls for the 340 building. We did reduce the parking quite a bit.
- At the corner of the parking lot there's not much landscaping shown.
  - That's all existing. We did talk with our landscape architect about this area, we are concerned about where the snow goes and unfortunately it'll go there.
- The landscape at the corner entry and corner parking lot could be something much more special.
  - We agree. We incorporated changes based on Planning's comments but our landscape architect didn't have time to catch up.
- Replace the Daylily with another genus.
- Based on the size of the building the entry needs to be more significant. The southeast corner is appropriate architecturally to address the entry, but there needs to be more thought put into having a significant entry with landscaping (built in planters).
- Have you considered an E-charging station? Moving forward it would be far cheaper to do more energy efficient amenities now during construction.
  - We will look into that.
- Is there a requirement for a certain percentage of parking spaces to be set up for charging?
  - There have been discussions. Right now it would be difficult to make that a condition of approval, it would have to be tied to the specific approval standards for this (demolition and conditional use). It's probably likely that other changes to the ordinance would occur rather than making these conditions of approval. The Council would need to make ordinance changes.
- Sometimes bonus stories can be enhanced by green features in the building.
  - Correct, but again that wouldn't apply here. It's written into a few very select portions of the City.
- What is the HVAC system?
  - Louvers on the side of the balconies.
- The façade facing east, the glazing seems squeezed in. Can it be expanded to make that tower a beacon? With that heavy stone it feels cramped.
  - We can do that.

## **ACTION:**

On a motion by Weisensel, seconded by Abbas, the Urban Design Commission **RECOMMENDED APPROVAL**. The motion was passed on a vote of (7-0).

The motion provided for the following:

- Incorporation of the landscape comments.
  - More organization based on geometries of the site or building, and that could manifest itself in the arrangement of the trees or circulation through that space.
  - Increased landscaping at the entry and lawn/yard patio area.
  - Increased landscaping on the side facing Mineral Point Road.

- Replace the Daylilies with another genus.
- Consider incorporation of charging stations in the parking lot.
- More significant entry features to be more in scale with the building.
- Look at using larger windows in the tower portion.