

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 27, 2016
TITLE: 1910 Tennyson Lane – Tennyson Ridge Planned Residential Complex. 12 th Ald. Dist. (40225)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: January 27, 2016	ID NUMBER:

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

SUMMARY:

At its meeting of January 27, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of the Tennyson Ridge Planned Residential Complex located at 1910 Tennyson Lane. Appearing on behalf of the project was Jeff Liebergen, representing Tom Sather. Registered in support and available to answer questions was Paul Skidmore. Skidmore discussed changes to the landscape plan with a site landscape plan showing the entire area and how it blends together, taking into consideration the Commission's previous review of the project. The cornice level has been adjusted per the Commission's suggestion, and a more prominent public entry to the building with a larger canopy and different colored brick is proposed. Jay Wendt of the Planning Division discussed the two items staff would like addressed, including providing larger, more prominent front porches, and the side compositions.

Comments and questions from the Commission were as follows:

- It still doesn't look like a real entry to the building.
- I appreciate the response to the comment. The comment though was intended to have a consistent main roofline and these bump-outs lower, so I'm thinking as much as you can lower the roofline so it's consistent so you avoid these little parapets. I would say either follow the entire roofline consistently or bring that upper one past so that the brick elements are more bay-like in their appearance. To lessen the amount of vinyl, which might save some money too.
 - I think there's enough articulation that we don't need the up and down.
- Right.
- The individual unit entries are just that, with an overhang, there is no porch.
 - (Wendt) You can weigh in if that's appropriate, what you think architecturally is the best.
- Can you do the same at the ground floor with an extended concrete patio and maybe a railing to designate that as a private zone? To give people a little bit of private space that might address front porch.
 - We can do that.

- I definitely think not doing the saw tooth top, I think that draws attention to those lonely siding areas you have at the top and makes those windows look kind of lonely. I'm wondering if there's a way, in addition to bringing the roof edge down so it's consistent, to change the window proportion or something to minimize that big expanse of vinyl siding.
 - Where you see the 3 windows would be a living room, and the 2 windows are bedrooms. I can't bring the windows up a whole lot higher.
- The windows here look balanced but on the other side it looks like you've added more.
 - We flip-flopped those two corridors.
- This aggregate feature that's replicated on the building, is it part of the vocabulary of the site or is it just part of the lawn furnishings?
 - That's a representative picture.
 OK, staff will need to see the actual detail for that.
- I'm trying to determine the overall concept for the landscape plan. On the main entry, why not replicate the trees on this side so it's a nice tree-lined drive to come home to and it's the first feature. It frames what's happening here. Something to terminate the view coming in. I don't know why the buffer between the trees and the edge of the rain garden, why wouldn't another tree be added to create that?
 - We were asked to pull that down at the last meeting. Regarding your first comment, it's reasonable to have trees there, if that's your pleasure I'll do that.
- Aside from the little variations, I'd almost say fine it's a square detention basin, make it square, frame it with a line of plantings that say "this is our square detention basin."
 - This is not at all the discussion we had previously where you specifically asked to make a square basin undulating, there's a grading plan reflecting that, this reflects the comments from the last meeting. I would love us to replicate the symmetry there and it would be a nice focal point.
- Maybe if the entrance had some elegant piers that project out, that might be something that could be replicated, maybe an archway, that could be the terminus to that drive. I don't think it has to be an elaborate structure but something that makes that connection as you drive in, 2 or 3 entrances with these same pier details and emphasizing that to the pedestrian. Nothing fussy or elaborate, just something more substantial.
- I think when we talked about undulating, not undulating just the edges but making it more organic feeling as far as a natural setting. So you could either do that or I would go back to doing it straight because right now I think it's kind of in between. Make it undulate more greatly and if you don't have room to do that...
 - At the last meeting, we established that, for Engineering needs, we couldn't do much more undulating without destroying the...
 I must have been gone that meeting. If you can't I would just go back to the square.
- I would use steel edging and you could smooth that out a little bit. I can't support just bark mulch bits, they've got to be covered with something.
- That Dogwood is going to get 8, 9-foot tall. Is there enough room for it there?
 - I believe there is.
 If there's windows there I would go with something smaller.
- Where you've got Ronias, you could probably use 3-5 more here and make a nice mass right in here. It needs more oomph to that corner.
- The prairie plantings are nice to have. Have you envisioned how they'll be able to maintain that?
 - As we discussed there is a management plan which is in the specs. All the City-owned property and this will be managed?
 One management technique is burning, and if you're going to do that I would definitely remove the Red Cedars or take them out of the prairie edge because they'll go up pretty fast. If it's not going to be burned it's not an issue.

ACTION:

On a motion by Goodhart, seconded by DeChant, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided for address of the above stated comments relevant to adjustments to the vinyl, the roofline, entrances, porches and patios including actual detailing on outside furnishings to return to staff for approval within the landscape plan modified to return to staff based on response to a marked up copy with comments provided to the applicant prior to them returning to staff for them to better understand what the Commission is looking for.