

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** May 29, 2019

TITLE: 9402 & 9510 Watts Road – Residential Building Complex Consisting of One 4-Story and Two 3-Story Multi-Family Apartment Buildings, Including Underground Parking and 4,000 Square Feet of Flex Space. 9th Ald. Dist. (55804)

REFERRED:
REREFERRED:
REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: May 29, 2019 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Cliff Goodhart, Jessica Klehr, Tom DeChant, Shane Bernau, Christian Harper, Craig Weisensel, Lois Braun-Oddo and Rafeeq Asad.

SUMMARY:

At its meeting of May 29, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a residential building complex located at 9402 & 9510 Watts Road. Registered in support of the project were Ald. Paul Skidmore, representing District 9; Ulian Kissiov and Rick Schwartze.

Kissiov presented an approved PD for 186 units in two and three-story buildings. He reviewed the proposed site plan, existing context, and exterior of the building to be modern yet connect with existing buildings. A courtyard with greenspace will be located behind the development, while parking is directly adjacent to the buildings. The original layout showed four drive entries, now reduced to two entries and eliminated an approach from Watts Road. Uninterrupted greenspace will serve as a focal point. The surrounding buildings have sloping roofs and they wanted to complement the area. Building materials will include limestone at the base with wood grain cement board and ark panels below the windows. A defined main entry will be located at Watts Road, with a main foyer and common areas in the center of the development. They are using all glass on both sides of the common spaces for connection to the outdoor patio/courtyard area. The landscape plan addresses the outdoor spaces for gathering and recreation.

The Commission discussed the following:

- I think it's a very successful design, until you get to the roof. The roof looks massive, like it's 3-stories tall. A flat roof looks much better. Rethink the roof, contemporary architecture doesn't need huge pitched roofs. You don't want to replicate. Otherwise the push and pull, the materials, the floor to ceiling glass and living rooms, all of that works with what you're trying to achieve. I love the outdoor spaces separate from the parking.
- I agree. The connector seems like you have an opportunity to have a symmetry coming all the way through that area that's going from the entry back to the pool. It seems like it wants to be an inside/outside space, bring some of the exterior materials into that space. But you need more symmetry

in that, more transparency from one side to the other. I enjoy your more modern buildings; in addition to the roof I think the guardrails on the patios are a little distracting with the theme you have for the rest of the building. Vertical bars don't do anything for me on this building, something more horizontal or simple.

- Regarding the roof, I might be convinced if I saw it three-dimensionally vs. straight on in elevation. How much of the roof will I actually see from a distance? I'd like to see more from ground view images.
 - We always go 5/12 with the shingles.
- I see something very modern but the big helmet roof is not modern.
- Pitched roofs allow for big overhangs. How would you manage downspouts? Are the balconies going to have ceilings or exposed wood joists? With a flat roof you don't have to deal with that. The concept is pure but the reality gets watered down because of managing water and not having a ceiling.
 - Probably exposed but this is just a sketch.
- Seems like opportunity for habitable areas on the roof.
- I like all the stone, if I had to trade off the cost of a flat roof vs. stone being replaced with something else, I'd go for the flat roof.
- The units on the first floor all have their own entrances, but if you live upstairs you have to go in through the pool? There's so much going on but if that's the main entrance for a lot of people it lost some of the detail there. Something to make it more inviting or claim it as the entrance for the majority of people.
- I think it's that thick vertical metal top, it looks like a school.
- It needs a canopy, something that says "this is the main entrance," not the pool area.
- The parking lot arrangements and creating that greenspace is a great move. The neighbor in the northwest corner, maybe consider separation or screening between that parking lot. I noticed there was a barn on this site that will be removed for the development; is there any opportunity to reuse some of it, to reuse a little piece of history?
- (Ald. Skidmore) Has represented this district for 18 years. Comments on this project has been favorable, the neighborhood association likes it, he has heard virtually no negative comments and he supports it politically. As a landscape architect he loves the layout. He does not support the original plan that shows multiple entries. There's a lot of pluses to this. He likes that you can walk from one building to another and the concept of having a flowing greenspace. He appreciates the way the parking is laid out. You won't experience the roof as a pedestrian.
- Do the neighbors have an issue with a flat roof?
 - I don't think they'll be looking at the roof. I think they liked the presentation and the relationship. This was a contentious corner. Just to the north will be a transition down and will eliminate a lot of the concerns of the neighborhood.
- When we see this again, if we see a pitched roof we will need to see a stormwater management plan.
- In favor of a pitched roof it gives the opportunity of a nice clean line at the top vs. lots of parapets. It simplifies it at the top.

ACTION:

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