

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 22, 2021

TITLE: 7601 Mineral Point Road - Planned
Development (PD) for a Four-Story
Apartment Building. 9th Ald. Dist. (61858)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Kevin Firchow, Acting Secretary

ADOPTED:

POF:

DATED: September 22, 2021

ID NUMBER:

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

SUMMARY:

At its meeting of September 22, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD located at 7601 Mineral Point Road. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions were Sean O'Brien and Betti Sanders.

Burow presented updated plans showing the farmhouse relocated closer to Mineral Point Road. Vehicular access is off of Ganser Way, with shared access to the west for the surface parking lot. Updates to the landscape plan show more variety and character along the pedestrian access to the upper area of the building providing a variety of color throughout the year. Exterior building materials are the same with a masonry building with composite siding, metal roof, and a cast stone base. The new building materiality is in context with the existing farmhouse, and the revised windows are more cohesive.

The Commission discussed the following:

- Really well done.
- Looks pretty good overall, like the changes you've made. A funky proposal in some ways but I think it's successful. In the landscape plan you have both stone mulch and bark mulch in some areas.
 - We do have stone called out in some of the more distant beds, we could look at doing the wood mulch but for long-term maintenance it is much easier with stone mulch.
- Consistent with our past position on mulch, I would ask that you change that to all bark to support the plants and help their longevity.
- I'm liking how you've preserved the farmhouse, like the canopies and the framing there. How are you thinking the stormwater will drain off of the farmhouse, are there existing downspouts?
 - Any existing elements will be replaced, the downspouts will be tied to an internal drainage system, just on the farmhouse.

- Wonder if there could be a way to tie things further by applying some of those canopy framing members, adding some of those to the existing farmhouse?
- That's an awkward detail to begin with, where it's supported partially by the building and partially by a bracket. I would go the other direction and simplify it and not bring a detail to the farmhouse that may not have ever been there.
- Looks like the windows go from a flat header to a more ornate arched header at the very top. That's a lot going on for 3 or 4 stories. The farmhouse has regular flat arches, probably that's sufficient if you carry it through. It looks overly ornate on the apartment building.
 - We did more detailing for the paired windows to differentiate them but we could consider simplifying them.
- The guardrail is not the same design or color as the ones at the community space, that should all be consistent in material and color.
- Are you proposing to provide a stain on the existing brick to match the new building for a consistent color?
 - We will clean up the brick and evaluate from there. We would consider applying a stain to the brick if necessary.
- A little hard to make a call when I don't know what the brick really looks like in the context of the new building.
- I struggled with the ornamentation above some windows and not others, brackets on half and architecture supporting half, if those things can be addressed it might be more successful. The treatment of the windows that match the barn, keep it like that and don't add more.
- It's an improvement that the spandrel glass is gone, there are some things to commend as well.
- Is there a brick sill under the windows at all that would echo the heavy sills on the farmhouse?
 - There are cast stone sills under all the windows.
- That will improve those windows looking more like the farmhouse.
- Because we're not trying to do any historic preservation it would be appropriate to stain it for consistency.
- Make note that we're disassembling this building and moving it, that will have an impact on the brick; the character of the building and brick is very different than the project a few weeks ago, I would typically side with the idea they need to connect and relate to each other but not be the same color or stain. It is a historic structure even if it's not classified as such.
- It's a new foundation base for the farmhouse. In light of that I really like original brick work but I feel like the building itself is getting compromised in a lot of ways. If there's a desire to keep it a little bit more historically accurate there could be a contrast between the two, I could go either way.

ACTION:

On a motion by Asad, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (9-0). The motion provided for the following:

- Removal of extra ornamentation.
- Matching the guard railings in color and material.
- Bark mulch should be used in all planting beds; eliminate stone mulch.
- The Commission gives the developer latitude on staining the building once it has been moved, tuckpointed and cleaned, if it does not present the image we would expect something unified and consistent to be.