

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 6, 2017
TITLE: 5533 University Avenue – New Development of a Mixed-Use Building Containing 5,600 Square Feet of Commercial Space and 56 Apartment Units in UDD No. 6. 19 th Ald. Dist. (49171)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Janine Glaeser, Secretary	ADOPTED: POF:
DATED: December 6, 2017	ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, John Harrington, Cliff Goodhart, Amanda Hall, Lois Braun-Oddo and Michael Rosenblum.

SUMMARY:

At its meeting of December 6, 2017, the Urban Design Commission **GRANTED INITIAL APPROVAL** for new development of a mixed-use building located at 5533 University Avenue in UDD No. 6. Appearing on behalf of the project was Randy Bruce, representing Realm Real Estate Development. The applicant presented plans for the former Brennan’s site, noting some conflict with the drawings in the set (the landscape plan shows the old site plan). The site plan was shown with an “L” shaped building with a right-in/right-out onto University Avenue. The landscape plan shows the former drive on the east end of the site, which is not part of the plan. The location of the building tries to accommodate having a perimeter of greenspace. An existing bus stop will be relocated in front of the building and will be shown in future drawings. The site has quite a bit of fall with the high point on the southeast corner of the site, and the low point at the corner intersection. The first floor plan on the west end shows 5,400 square feet of commercial area, with the east end containing the housing component with main entry and units. The building will not house a restaurant. Surface parking of 28 stalls will be mostly for the commercial uses. There is underground parking for the residents. The first floor of parking contains 10 enclosed shared stalls for commercial and residential. The building is stepped back at the fourth floor with grade separation elevating the first floor 2.5-3-feet from University Avenue. A retaining wall will be used in the landscape area.

Staff noted the comments in the Planning Division staff report.

Comments and questions from the Commission were as follows:

- Why exit on University Avenue?
 - That came about after discussions at the neighborhood meeting.
- I have concerns regarding the viability of commercial spaces on the first floor. Someone needs to know where they are going.
 - There is a fair amount of interest in the property. We’ll work on signage to make sure it is visible. We don’t have a great amount of commercial space.

- I'd like the commercial space to succeed, look at the overall, I don't see much differentiation. Open it up, use more glass. No parking on University Avenue, make more of a retail storefront, add a canopy. This is retail – express it as retail.
 - We looked at recessed entries and how to strengthen that.
- Think about where the dumpsters will go.
- It's a pretty nice project.
- Remove the grass in front of the landscape wall in the front. Bus stop people will sit on it.
- Agree there should be more windows on the commercial and more glass on University Avenue.
 - We will look at that and adding glass on the parking side. We're also looking at outdoor seating areas for commercial spaces.
- Agree about the appearance on University Avenue. What about the common space on the fourth floor?
 - The building is stepped back along University. The 15-25-foot roof terrace has a commons room; we'll bring images to the next meeting.
- Talk to Forestry about street trees. We want to see more large canopy trees that tie into the neighborhood.
- You need to confirm the comment regarding soils on the landscape plan.
 - The church side is very heavily planted with trees.

ACTION:

On a motion by Goodhart, seconded by O'Kroley, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-0).