

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** October 24, 2018

TITLE: 7945 Tree Lane – Planned Residential Building on a Multi-Use Site. 9<sup>th</sup> Ald. Dist. (52865)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

DATED: October 24, 2018

**ID NUMBER:**

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

**SUMMARY:**

At its meeting of October 24, 2018, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Building located at 7945 Tree Lane. Registered in support of the project were Stephen Smith, Matthew Mano, Andy Meesemann and Joe Mar Hooper, representing Common Bond Communities. The team took the Commission’s comments from the informational presentation and incorporated them into redesigns. The building is now warmer and more of a pure design, with a more simplified skin. Corner treatments will be brought all the way down with some white; cement board doesn’t work well for mitered corners. Some of the units have been tightened up which makes the building slightly smaller and cleaner. They have introduced a cement fiber wood grain look panel that adds a certain warmth to the building, while expressing the living room units with those panels and creating a rhythm on the building. The entrance on the southwest side of the building now has the sidewalk connecting to Tree Lane based on Planning staff’s comments.

The Commission discussed the following:

- I would recommend using mitered corners. Perhaps don’t use the embossed finish on a 4-story building.
  - My only concern is that it would look like metal. It gives it some warmth.
- I agree with that.
- The prominence of the exit door being front and center, is it for security?
  - This is really an exit door, it’s not meant to be an entrance. It’s a fire exit. There won’t be any hardware on that door.
- Maybe it could be a steel painted door that blends in. You could put a narrow 3” window to help it recede. Landscaping in front of that wall would help too.
- Are the number of shade trees adequate? Looking at the central court area I see Honey Locusts and Kentucky Coffee trees; those are the best options for getting big fast, or getting big at all in a landscape island in a parking lot. The Gingkoes would not.
  - On the west street line there are utilities underneath so we were unable to put any trees in there.

- How much glass is at the main entrance at the top of the ramp? What's below the canopy?
  - A single entrance door with a side light. It's effectively all glass.
- It's still pretty modest and feels like it could have more architectural force to it. It feels very modest for the scale of the building. I'd request more prominence to the entrance.
- Also on the east elevation, the second entrance. Do you have to have that ramp there? It's kind of long haul.
  - This is accessible as well. We have two of the three handicapped stalls are to the east, which don't have to go up that ramp. It's a senior facility so we're trying to make it as accessible as possible. Most people would use that east entrance.
- With the ramp and all the railing, it hides the entrance even more.
  - We have a grade change so we'd still have to have some railing condition. We can look at ways to accentuate the entrance with planters, sconce lighting, some signage element. Your comments are very well taken.
- Will trash be dumpsters or carts?
  - We have a trash chute with carts. This is where they want the trash centralized, it goes to the east.
- Have you considered a cross sectional flush door there?
  - We can maintain the doors, rolling doors may make it look more like a loading dock.
- Recessed a bit more, to not detract from it being next to the front entrance.

**ACTION:**

On a motion by Goodhart, seconded by Weisensel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-1) with Klehr voting no.

The motion takes into consideration the Commissions comments on siding, the exit stair door, the trash door and strengthening the main entrance.