

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 8, 2017

TITLE: 5402 Congress Avenue – “The Madison Apartments,” Amended GDP(SIP). 12th Ald. Dist. (45913)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: February 8, 2017

ID NUMBER:

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

SUMMARY:

At its meeting of February 8, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for “The Madison Apartments” located at 5402 Congress Avenue. Appearing on behalf of the project were Kirk Keller, representing Investors Associated; and Matt Schreiner. This proposal completes a development started in 2002-2003. The project is an existing 120-unit apartment complex consisting of 1, 2 and 3-bedroom units currently sized by its GDP-SIP for another 24-units; they are proposing a 36-unit building for a 12-unit increase over what is there. Underground parking would take access off of Promontory Drive. The building materials will include cementitious siding, a fiberglass window system and an upgrade of the roofing system, rather than the existing vinyl siding and windows.

Comments and questions from the Commission were as follows:

- The proposed parking garage is required to meet your parking needs. Is that parking garage for this building?
 - Yes and no. The apartment residents desire more enclosed parking. The parking requirement is two spaces per unit. We will be maintaining that parking ratio over the entire development with a combination of surface and underground parking.
- You need a landscape plan for the exposed garage level along Promontory Place; the plan that you are presenting doesn't match the packet version.
- Is the community OK with giving up open space for that garage?
 - It's basically turned into a no man's land that's not really used. We would like to reactivate the area. This is also a family-oriented building where people are interested in more storage as they stay there longer than the average apartment-dweller.
- Is there just one landlord for this, no homeowner's association?
 - Correct.
- So do you have a feeling for the residents'/management company's feelings about this storage building?
 - They're interested in having us put something there.
- Are any of the other buildings in the complex roughly of four-story height?

- Most exposed are three-story.
- So that wouldn't be so exposed, and there will be landscaping?
 - The developer will absolutely come back and landscape.
- You've put in some fake fenestration here at the parking lot level.
 - Some of it will be real; some of it will be fake.
- Size of the windows and spacing is different in the submittal than it was described here.
 - We'll be submitting an updated version.
- So you'll be matching the current look and just updating the materials?
 - Yes.
- Is the community garden just for the tenants in your building, or for the entire complex?
 - For the entire complex.
- Where is the storage for the gardening equipment?
 - It'll be selected out of the storage units inside the building.
- On the elevations, this building looks an awful lot like a storage facility. Something can be done to make it flow better and make it look as though people are using it every day.
 - We could add a false piece to the roof in addition to the landscaping. We can certainly look at it again.
- Could it be staggered on that site so that it's not just one long line? Instead of stratifying the brick and siding, maybe there are a few units that are brick, a few that are siding, etc. On the other building, are you planning on planting, or are you leaving that native?
 - That will be up to the landscape architect; it hasn't been finalized yet.
- Need to look at open space design as it relates to the driveway, to the parking (including underground); needs to be more organic.
- How steep is the driveway's grade?
 - 9%
- There's quite a bit of difference from the curb cut to the first floor. You should make it graceful and plant landscaping there; make a graceful transition; utilize natural plantings.
- I like the fact that you have a large dog park.
- In your multipurpose green space, is that a mini/pocket park?
 - We mostly want to activate the green space. It could be a gazebo, volleyball area, etc. Not sure yet.
- Is this the last infield piece of this project? Will the other green spaces be filled in, too?
 - The remaining green spaces will stay that way.

ACTION:

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