

The following is a summary of the Planning Division's comments on this proposal. I will provide copies of this tonight and be there to discuss.

The Urban Design Commission (UDC) is required to make an advisory recommendation on all conditional use requests for multi-family building complexes.

The Planning Division has significant concerns regarding this request and does not support this proposal. In regards to design, the fundamental layout of this site is atypical and very concerning-designed as a "flag-shaped" development site. As proposed, the buildings have no orientation to an existing or proposed street.

The applicant's initial concepts had a more conventional layout with the large apartment buildings oriented towards the future Eliot Lane extension. In pre-application meetings, the Planning Division expressed concerns about creating an isolated apartment complex in an area planned and zoned primarily for single-family homes and indicated it could not support the project as proposed. The Planning Division indicated that some further multi-family development might be supportable, if well-designed and integrated with additional single-family development. As examples of a possible improved layout, staff shared two alternative development concepts that provided additional single-family lots and located the multi-family development. The applicant's current proposal incorporated the additional single-family lots, but does not include the north-south street, which was a key organizing feature of both of staff's concepts. Without the street, this concept is believed to be problematic and not consistent with staff's intent. Since seeing the current proposed concept, the Planning Division has consistently raised concerns about the lack of public street orientation.

Given the concerns regarding the fundamental layout, it is difficult to provide comments on the isolated buildings themselves. The Planning Division offers the following considerations:

- **Building Length and Articulation.** If buildings were relocated and reoriented to public streets as recommended the Zoning Code states that buildings cannot exceed 160 feet of length parallel to a primary abutting street without significant articulation of the façade. Facades facing a public street shall be vertically articulated at a minimum of every 40 feet. There are a few building facades in the current proposal that exceed 40 feet in width that should be further articulated, ideally with additional recesses and projections that provide some relief along the façade's flat portions.
- **Street Oriented Entrances.** If any buildings are reoriented to the street, additional street-facing entrances to individual units may be desirable. Staff believes the "public" building entrances should have more prominent entry features.
- **HVAC and Wall Packs.** No information on HVAC systems has been provided. No through-the wall vents ("wall packs") should be visible from a public street.
- **Clarify Relationship to Site Grades.** More detailed grading information is necessary as it relates to the buildings. As depicted, plans suggest the underground parking level is entirely below grade, with the exception of where the driveways are located.

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