

## AGENDA # 9

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** January 8, 2014

**TITLE:** 1902 Tennyson Lane – Planned Residential  
Development for Multi-Family Building  
Complex Proposed Zoning SR-V2. 12<sup>th</sup>  
Ald. Dist. (32668)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** January 8, 2014

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Cliff Goodhart, Dawn O’Kroley, Richard Slayton and Lauren Cnare.

### **SUMMARY:**

At its meeting of January 8, 2014, the Urban Design Commission **GRANTED LIMITED INITIAL APPROVAL** of a Planned Residential Development located at 1902 Tennyson Lane. Appearing on behalf of the project were Tom Keller, Tom Sather, Aaron Williams, representing Tom Keller; Jeff Liebergen, representing Excel Engineering; and Lydia Maurer. Kevin Firchow, Planning Division staff discussed the primary design concern about the project regarding the fundamental layout of the site. The applicant stated they are willing to put a public street in that location which does alleviate Planning staff’s concerns about the site layout. The building itself still needs some significant work. Other Planning staff concerns consist of building length and articulation, street oriented entrances, the location of the magicpaks, and clarification of site grades (the site is not flat). Liebergen described the project to contain 18 one-bedroom units, 36 two-bedroom units and 18 three-bedroom units. He described the landscape plan which exceeds the required point count.

Lydia Maurer spoke in support of the project as a neighborhood resident. They see this as a nice plan between the two projects. The heights of buildings in the neighborhood read nicely for the neighborhood. The neighborhood has held two meetings about this project in particular and are in favor, seeing this as an investment to their neighborhood.

Comments and questions from the Commission were as follows:

- My biggest concern is there’s a lot of asphalt for the amount of parking you have.
  - I totally agree.Be more efficient with that. There’s a certain look around this patio but then it’s less formal. Does that want to be more integrated? I’m just asking for stuff you’d do anyway during design development.
- This seems to be moving in some regards, and they need an initial for their application.
  - We have a site plan that doesn’t relate to the street. It’s up to the Commission to determine if there’s enough promise to give an approval without seeing it.

- This was scheduled for Plan Commission on January 13, 2014. The rezoning needs to go all the way to the Common Council, the conditional use aspect, which is essentially locking in the specifics of the site, that stops at the Plan Commission. In theory a conditional use could get referred back to the Plan Commission but ideally we're dealing with this in one piece. If they don't hit the Plan Commission on the 13<sup>th</sup> the WHEDA application timing doesn't work.
- Initial with qualifications to be dealt with at the final level.
- If they're looking for WHEDA tax credits then I assume there's some level of affordable housing here. Of all the apartments we've approved in the last year they're all high-end. If there is a way to get this through, even knowing there's no WHEDA guarantee, it's important that we make that happen.
- The Zoning Code standards call for significant articulation; the Planning Division doesn't believe the project is there yet.
- As you move forward look at what's happening on the parcel next door. I believe they are flat roofs, the school is a flat roof, and look at the beautiful mature landscaping at the school to see if there are any plantings you can do today that in 100 years will extend that landscape.

### **ACTION:**

On a motion by Cnare, seconded by Slayton, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (4-0). The motion provided for the following:

- Approval recommended based on the extension of a public street along the eastern side of the project site.
- The UDC recommended approval of the general massing of the project to move it on to the Plan Commission and Common Council.
- The project is required to return to the UDC for final approval of the site plan, architectural elements, landscape plan, location of HVAC and walpaks, connectivity to the street and completely detailed plans.
- Architecturally meet the Zoning Code as noted in Kevin Firchow's Planning Division report.
- Look at parcels next door (proposed elderly housing facility and school) that are predominantly flat roof structures.