

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** October 7, 2015

TITLE: 1818-1910 Tennyson Lane – Tennyson  
Ridge Planned Residential Complex. 12<sup>th</sup>  
Ald. Dist. (40225)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

DATED: October 7, 2015

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Dawn O’Kroley, Richard Slayton, Cliff Goodhart, Sheri Carter and Lois Braun-Oddo.

**SUMMARY:**

At its meeting of October 7, 2015, the Urban Design Commission **REFERRED** consideration of a Planned Residential Complex located at 1818-1910 Tennyson Lane. Appearing on behalf of the project were Gary Woolever, Paul Skidmore and Jeff Liebergen, all representing T.W. Sather Co. The site plan is basically the same with entrances facing Whitman Lane, playground area, patio and bioretention facility. Site grading and stormwater facilities were discussed. Utility brick is proposed for the base with vinyl siding above and a stone band in the middle.

Comments and questions from the Commission were as follows:

- This zone right here could be more integral with the landscape. Make the pond more undulating and aesthetic; more ins and outs where you have groupings of plants, that would give it a reason to be that shape.
  - We had numerous conversations with Greg Fries of Engineering about tying this all together.
  - It’s designed to be functional. The Plan Commission told us they’d like it to look more natural, less engineered. The theme for both the detention basin and this is going to be similar. I’ve got a motif of River Birch, White Spire Birch and some Dogwoods and Swamp Oak which will be clumped a little tighter.
- This should relate more to the pond. You represented the undulation on the larger, don’t let that be regular, let it be like a glacier coming through. Maybe there’s a tree that took root there.
- I was reading the staff comments about the vinyl wall above the third floor and how it almost gives you the appearance of a 4-story building. I think being that it’s vinyl siding, you’re just compounding the issue. Establish a consistent roofline and then have these things pop down into it low, under it versus high with that consistent roofline to reduce the appearance of that fourth floor. And maybe save some money and reduce the amount of vinyl on the building. They could still have the overhangs but just a simpler roofline and composition.
- I think it would look better if the door wasn’t right in the corner.

- We can look at that. That door is coming off a kitchen.
- On one of these entrances it looks like there are 3 equal canopies on one face; just make sure you treat your main public entry a bit different from the private entries.
- They don't really pop out as entrances.
- Since the detention pond is a work in progress I think we do need to see that again. The Commission should see those details (staff).

**ACTION:**

On a motion by Slayton, seconded by Goodhart, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (5-0). The motion to refer allows for the applicant to address the comments regarding the detention pond, the landscaping and adjustment to the upper building façade regarding the extensive use of vinyl.