

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** May 11, 2016

TITLE: 6502 Milwaukee Street – Amended PD(GDP) and SIP for a Mixed-Use Project Containing Up to 330 Residential Units on the Corner of Milwaukee Street and North Sprecher Road. 3<sup>rd</sup> Ald. Dist. (42720)

**REFERRED:**  
**REREFERRED:**  
**REPORTED BACK:**

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

DATED: May 11, 2016      **ID NUMBER:**

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

**SUMMARY:**

At its meeting of May 11, 2016, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for an Amended PD(GDP) and SIP located at 6502 Milwaukee Street. Appearing on behalf of the project were Brian Munson, Terrell Walter, Kevin Newell, all representing Royal Capital; and Mark Ernst.

The project would include 115 senior age-targeted housing with some first floor commercial on the south lot. The building sits right on the corner at the build-to line, with a café proposed on the corner for activation. Wherever possible, two-bedroom units will be walk-ins, with some possible flex units proposed. Parking is proposed underground. Community gardens will be part of the landscape plan, with a potential fire pit as well. Masonry, wood and cement board are proposed building materials, including the balconies. There will be shared access in either direction. The concept would be a mirror composition with a future submittal for the north lot.

Comments and questions from the Commission were as follows:

- Arc the north/south drive aisle and reduce the drive-up/drop-off radius there and be that much more gentle, or put in a center island.
- This drive-by piece is huge. If it needs to be that big I’d put an island in it, but what I’d really like to see is have it be a more diminutive drop-off and have this squared off. If you need that radius I’d put a center island in there.
- If that community garden area is going to be an active space, maybe those units on that side should have some access doors so they can go in and out, that’s going to be more useful than a sidewalk along Milwaukee Street for creating activation.
- The sections of windows, that’s a nice thoughtful detail that breaks up the façade.

- Address the tree island requirement per ordinance and as normally required by the Urban Design Commission.
- Address bike parking requirements and shuttle service to Metro.

**ACTION:**

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