

City of Madison, Wisconsin

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

TITLE: 114 Milky Way – Planned Residential Complex Containing Six Buildings and a Clubhouse with a Total of 94 Dwelling Units. 3rd Ald. Dist. (42721)

REFERRED:

REREFERRED:

REPORTED BACK:

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

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

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 a Planned Residential Complex located at 114 Milky Way. Appearing on behalf of the project was Brian Munson, representing Royal Capital.

The project consists of 94-units in a series of smaller buildings more in keeping with the neighborhood while also diversifying the rental market in this area by offering 2 and 3-bedroom units. An alley configuration in back is proposed which will also function as fire access. Some grade offers opportunity for opening up more greenspace. They have met with the quarry site to the west to discuss screening. The development will front out to the street with an interior courtyard setting and a small clubhouse. The units are all stacked flats; everybody has a front door facing the street or the courtyard, and a garage. Flat board panel and Nichiha fiber cement are proposed as building materials.

Comments and questions from the Commission were as follows:

- Look at variation in the module/material treatment in unit modules; right now it’s too narrow, but windows on the sides would give much more light.
- It would be interesting if you could make the alley side feel like a front enough that you could have direct entry to stairs on that side.
- Even if you’re not going to have an elevator, might you consider some units that are just the first floor?
 - We’ve avoided steps, the ones at grade level will be accessible.
- Look at windows in projecting bump-out façades.

ACTION:

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