

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 21, 2016

TITLE: 6500 Normandy Lane – Four-Story Apartment Building Containing 75 Units and 2,380 Square Feet of First Floor Commercial Space. 19th Ald. Dist. (44355)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 21, 2016

ID NUMBER:

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

SUMMARY:

At its meeting of September 21, 2016, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a four-story apartment building located at 6500 Normandy Lane. Appearing on behalf of the project was Jerry Bourquin, representing Dimension IV-Madison. This is an affordable/workforce housing project. There is a set of restrictive covenants that led to the building being pushed back 30-feet from the street. This north space will be open greenspace for residents. The 3-bedroom units will front here and will become a quasi front yard for those units. There will be a joint access area on the backside of Market Square. The current zoning calls for commercial in addition to residential; there will be 2,400 square feet of commercial space fronting on Yellowstone Drive. The building will be four-stories with a flat roof. The Secretary discussed staff concerns including exposed venting on the parallel sides of the building.

Comments and questions from the Commission were as follows:

- Are there any localized areas for planting trees? Look at what you can do with your bermed areas.
 - Part of the issue is the temperature variation.
- If you’re not able to plant as much above your parking deck, is there any way you could talk to the theatre and get more canopy trees on the theatre side?
- Are any car headlights going to shine into those units?
- I don’t see any place to park for the commercial area. I’m afraid it might just end up being an empty unleased retail spot.
- It’s going to feel like you’re walking through the back door, with the loading stall and maybe dumpsters there.
- The entryways to those apartments don’t feel very welcoming. People might think that’s commercial too.
- On the two rendering options you had, that has somehow more contrast that makes the units feel more individual, versus the other that’s really monolithic.

ACTION:

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