

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 7, 2018
TITLE: 4088 Felland Road & 5855 Lupine Drive – New Development of a 17-Unit, 2-Story Residential Building (Felland Road) and a 33-Unit, 2-Story Residential Building (Lupine Drive). 17 th Ald. Dist. (53563)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Janine Glaeser, Secretary	ADOPTED: POF:
DATED: November 7, 2018	ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Christian Harper, Cliff Goodhart, Jessica Klehr, Tom DeChant, Amanda Hall and Rafeeq Asad.

SUMMARY:

At its meeting of November 7, 2018, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development located at 4088 Felland Road and 5855 Lupine Drive. Registered in support of the project was Ron Siggelkow, representing SayVENT IT.

The project is a completion of a previous master plan east of the Interstate on Felland Road, originally developed to be a condominium project. The property is now under different ownership. There are two lots that will be developed with two apartment buildings in a rural setting. Proposed is a two-story building with 28 parking stalls below. The first floor includes porches and sidewalks to the public walk for street presence and activity. Materials would be a brick base, cement board siding (lap board and shingle type) in a mix of colors to add visual interest. A retention area for stormwater and underground piping are proposed.

The Commission discussed the following:

- Considering our recent floods, how long will the stormwater retain before discharging into the system?
- It doesn't look like there are any mature trees in this area. It would be nice to see some canopy trees in the development. Add as much as you can.
- When you come back please bring a more legible landscape plan in a larger scale.
- Is there a GDP in place already? I don't understand how this is a Planned Development.
 - We'll be submitting GDP-SIP for the 17-unit.
- I'll be curious to see what that indicates and if you're following through on whatever you're committed to, and how it relates to the original.
- More context would be useful.
- The three-story building is a little busy, maybe reduce it by one material.

- The retention area, if that's going to be draining from a wide area you should really make sure you contract with somebody who is capable of making this an asset to the property.
- You can see another retention pond across the road that has a lot of growth around it.

ACTION:

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