

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 5, 2018

TITLE: 5614 Schroeder Road – New Construction of a 4-Story Mixed-Use Multi-Family Development with 4,000 Square Feet of Commercial Space Located in UDD No. 2. 19th Ald. Dist. (53255)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: December 5, 2018

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Cliff Goodhart, Christian Harper, Craig Weisensel and Jessica Klehr.

SUMMARY:

At its meeting of December 5, 2018, the Urban Design Commission **GRANTED FINAL APPROVAL** of new construction located at 5614 Schroeder Road. Registered and speaking in support were Randy Bruce and Don Schroeder, both representing Stone House Development. Bruce gave a brief overview of the project noting locations of open space/outdoor recreation and parking for residential and commercial. The first floor southeast corner has approximately 4,000 square feet of commercial space for a future restaurant. Entries to the building have been revised to corner entrances in response to staff comments. Elevations and renderings were shown. A strong horizontal band will separate the first floor commercial from the upper residential. Building material samples were distributed (masonry, fiber cement siding in two colors and bronze colored metal panel.

The Commission discussed the following:

- The landscape plan doesn't seem to be coordinated with the corner entries.
 - That change happened as a result of comments from staff and we did not have the opportunity to coordinate that.
- There doesn't seem to be adequate screening from Bruegger's Bagels/Michael's Custard.
 - There's little screening necessary here, but down here we need to take that into account.
- What about the access drives, where trucks will back up to the adjacent properties to the north, as far as screening?
 - We've got grasses and shade trees, we aren't specifically looking at screening those. We can look at screening by the patios.
- Most visitors are going to arrive by car, then look for the entrance in the courtyard. It's not emphasized much, have you thought about how that feature could be strengthened? They need something that more clearly states it as an entrance with the landscape plan.
- What are your balconies constructed out of, and what is the front face material?
 - This would be a fiber cement trim board at the face with aluminum rail system on top of that. The structure itself would be wood.
- Can you finish the underside so we don't see that?
 - If you're concerned about the joists we can stain them or paint them out.

- We talked about access for the commercial spot for deliveries and their trash/back of the house.
 - The residential trash is enclosed on the basement level. The commercial trash has an exterior remote dumpster. Deliveries are going to be in the drive aisle during non-peak times. The Zoning Code allows us to use the drive aisle for loading.
- Possible screening elements notwithstanding, the overall landscape design is really nice. It's nice to see a wider variety of plant materials. Appreciate the fact that you're more than double the landscape points.

ACTION:

On a motion by Goodhart, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0).

The motion provided that:

- The landscape plan shall be coordinated with the corner entrance;
- Landscape screening and parking be complete against adjacent parking lots; and
- Study some landscape improvement in the courtyard to enhance the entrance.