

City of Madison, Wisconsin

**REPORT OF:** URBAN DESIGN COMMISSION

**PRESENTED:** February 27, 2019

**TITLE:** 6810 Milwaukee Street, 1 Windstone Drive, 2 Windstone Drive, 45 Windstone Drive and 46 Windstone Drive – PD, Multi-Family Addition to the Planned Town Center for 222-Units. 3<sup>rd</sup> Ald. Dist. (54624)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

**DATED:** February 27, 2019

**ID NUMBER:**

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

**SUMMARY:**

At its meeting of February 27, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD for a multi-family addition to the Planned Town Center for 222 Units located at 6810 Milwaukee Street, 1 Windstone Drive, 2 Windstone Drive, 45 Windstone Drive and 46 Windstone Drive. Registered in support were Brian Munson, Matthew Gilhooly, and Eric Maring representing KCG Development, LLC.

The Planned Development recommended for multifamily housing has expired. The Comprehensive Plan recommends a larger spectrum of housing. They are working to refresh zoning for size, keep multi-family and tried to have buildings address the site as much as they could.

Munson stated the plan is consistent with the original master plan. The parking is under the building, with a target of 1.75 stalls per unit. The exterior architecture is fiber cement panels with stone/masonry in recess. The rooftop equipment will have a small flat area shielded from view. Building 1 view along Milwaukee, Building 3 transitions from 3 to two story structure. Townhome buildings will create more urban feel along street.

- Members of the Commission have talked about aircraft carrier roofs. Roofs seem huge – dominate total statement of buildings. Flat roofs would be simpler. Windows seem small – tiny.
- You are using traditional 1-2 story forms, materials and windows, but this is a bigger building. Does not say 2 story- large multifamily. The townhomes work – scale of materials, windows, and roof forms. Inappropriate for a large 4 story building.
- My comments are same. Townhomes are way more successful. Not one to encourage more materials, but play with materials and colors more. Make plane change at material change.
- Even on townhomes, roof could come down further. Upper floor possible with knee wall. Reduce the roof height start point. Current is Going above second floor ceiling, then start roof – lower that in new.
  - residential buildings all have pitched roofs. Wanted to respond to that.

- That doesn't work with the larger scale building. Residential – type of use, versus form.
- The community center is a chance to use a different language all together.
- There is brick in balconies – no one will see. Use it more for an exterior material, put something else back in there won't be seen.
- More apartments today have floor to ceiling windows. Maximize glazing. That will help your façade. Massive blank walls shown here – avoid that.
- Elevations- if going for random pattern – embrace that or go with a rhythm. Don't know how it all ties together. If go random embrace or go with rhythm.

**ACTION:**

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