

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 27, 2019	
TITLE: 2810 Hickory Ridge Road – Lot II Glacier Valley. 7 th Ald. Dist. (54630)	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 Lot 11 Glacier Valley located at 2810 Hickory Ridge Road. Registered in support were Randy Bruce and Dan Schroeder representing TR McKenzie, and Andy Crooks representing Esker Apartments.

Bruce reviewed site context and area densities. There is a buffered landscaped area at west of site. Building on Raymond is 2 story house above garages. Pushed buildings out to limits of the site. Existing easement toward High Point Road. Most have 2 story ends, one with 3 story end. Larger buildings do have lofts with shed dormer. Townhouses have individual entries, meant to be more residential scale.

- What about building 1 or 6 – same?
 - Similar in architectural style.
- There was a giant roof on last project – added loft windows here. What is there?
 - Living spaces – sleeping room or additional living space. Connected to unit below. Heard comments on the last one. In this case, we are using the roof space. We are able to bring down.
- Better proportions with roof height. Window openings better.
- Good job breaking up materials and putting in gables. Well done with materials.
- I like what I see, only concern – so much of it. Encouraging developer to mix it up.
 - We are exploring a little color and possible different architectural treatment for different developments.
- What is address for parcels?
 - Raymond road and highpoint road
- What is access easement for?
 - General - Roadway public use. Ice age trail is more to the east and southwest.
- Prairie ridge park – other side?
 - yes, outlot or park

- Agree, much more successful with pitched roofs. The horizontal lines and vertical elements are good.
Line on site clips building 8
 - cord line – nothing
- Central pool - a little more developed, kind of symmetrical, not

ACTION:

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