

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 8, 2019	
TITLE: 2810 Hickory Ridge Road – Lot 11 Glacier Valley. 7 th Ald. Dist. (54630)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Chris Wells, Acting Secretary	ADOPTED:	POF:
DATED: May 8, 2019	ID NUMBER:	

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

SUMMARY:

At its meeting of May 8, 2019, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a Residential Building Complex located at 2810 Hickory Ridge Road/7801 Raymond Road. Registered in support of the project were Don Schroeder and Kevin Burow, representing Knothe & Bruce Architects, LLC; and Alex McKenzie.

Schroeder gave an overview of the project and changes made since their February 27, 2019 informational presentation and shared building material samples. He noted that the brick bases will be switched to split limestone.

The Commission discussed the following:

- There was one staff concern about Building #7, that the corner is not addressed well.
 - We struggled with that a bit. We added more natural wood stain siding and some metal roofing there. I didn't want to add too many architectural elements. That's slightly different than what was submitted to Planning.
- The metal roof is just on that one area?
 - Also on the entry canopies and dormers.
- I like the orchard and different amenities for the residents. When I look at the planting schedule and composition of plants there are over 500 shrubs but not a single perennial or ornamental grass. It would benefit from diversity. It looks busy in larger scale but there's a lot of mulch space around the building and it looks like washed stone mulch. I'd like to see shredded bark with more ground covers. There could be more rhyme and reason to the landscape edges; what's shown doesn't resonate with the context or the architecture.
- I question the bike racks located right on the sidewalk on Raymond Road. It feels like they're hanging out there too much, they'd be more functional tucked in.

- Those are specifically for visitors to the building. With the grade changes, we thought it would be easier than trying to find the racks on the backside of the building.
- I still think there is some common space areas (such as the future pool space) that could accommodate that bike parking.
- Tell me more about the change on the corner with the roof.
 - We got rid of the column and pulled the corner element out. We've added more of a solid corner and the steel that's also on the dormers.
- I don't know if that's necessary. It doesn't feel like there's a purpose, it's the exact same roof and pitch, I just don't see the purpose of that and it won't really be seen anyway.
- I agree. Just simplify that. I might even suggest not having a brick corner at the ground floor and just have your bricks under your bays and a lighter material wrapping around that corner like it's doing above. The other corners are really nice, I think the staff comment shouldn't be mistaken as it being some kind of monumental corner.
- Some of these renderings show these big sloped roofs, almost aircraft carriers. Do you use those because they're cheaper than flat roofs? They seem so incongruous than flat roofs.
 - They're more economical, but there's actual functional space up there. There's no flat area up there.

ACTION:

A motion was made by Goodhart to **GRANT FINAL APPROVAL**. The motion failed for lack of a second.

On an amended substitute motion by Bernau, seconded by Asad, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for the following:

- Simplification of the corner on Building #7 including roofing material;
- Elimination of stone mulch for bark mulch;
- Incorporation of the landscaping comments noted above in this staff report;
- Bring samples of the brick originally proposed for the building; and
- Additional renderings covering more of the site.