

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 26, 2019

TITLE: 7043 Tree Lane – Planned Multi-Use Site
for Senior Living. 9th Ald. Dist. (54804)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: June 26, 2019

ID NUMBER:

Members present were: Cliff Goodhart, Acting Chair; Jessica Klehr, Tom DeChant, Shane Bernau, Christian Harper, Craig Weisensel, Syed Abbas, Lois Braun-Oddo and Rafeeq Asad.

SUMMARY:

At its meeting of June 26, 2019, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Multi-Use Site for senior living located at 7043 Tree Lane. Registered in support of the project were Melissa Huggins and Amy Schoenemann, both representing Capri Communities; Eric Harrmann, representing AG Architecture; Bruce Heller, representing D’Onofrio Kottke & Associates; Charles Elson, Maryanne Huttleston and Janet Hirsch, representing Tamarack Trails Community Services. The team reviewed changes made since their last presentation to the Commission. There is a 20-foot grade change from east to west, making their front door lower than the property to the west (Tamarack Trails). Those three condominiums are key to the site plan layout for this project. A retaining wall heads around the west side of the campus to absorb a healthy amount of the grade change while allowing development on a flat side. This maintains as much of the natural landscape in the area as possible, while articulating nice courtyard areas. Two C-shaped wings work at a 45-degree angle to relate to Tree Lane and the three condominiums. The front door is visible from Tree Lane. Harrmann reviewed the interior programming and how it relates to the architectural elements. Three stories of residential, a rooftop clubhouse and garden, with the fifth story portion closest to Tree Lane and farthest from the residential portion. Balcony forms help break up the building mass with wood fiber cement accents for articulation. Rather than a porte cochere they are doing a curved trellis area drop-off, which is helpful for emergency vehicles. One of the key components that has changed is the first approach to the building. The previous layout had a blank wall due to interior programming; they have revised the floor plan to open up both corners to eliminate that dead wall scenario. Landscaping focuses on dining patios, outdoor grills, fire pits and pergolas and to encourage the residents to use those outdoor spaces. They have sprinkled in some bioinfiltration areas that become part of the whole courtyard theme, along with native materials. The remainder of the landscaping pulled items off of the Navitus development to continue that theme.

Janet Hirsch spoke representing the Tamarack Trails Neighborhood Association. The development team has been very accommodating to their requests. Their main concerns are what happens along the property line and relationship to buildings, the non-residential appearance of the building (more horizontal), and the appearance of the retaining wall. There is also serious concern regarding sound emissions from the rooftop mechanicals.

The Commission discussed the following:

- Can you talk about the ground cover and infill behind the retaining wall? Think about putting in some larger bushes for screening.
 - We're attempting to keep as many existing trees as we can. We're anticipating turf on the top, something that doesn't need much maintenance. Currently it's a natural forest woodland area. The retaining wall averages 5-feet in height with one small section at 14-feet. It was intended to be put back in a natural state. It's a low to no-mow mix. It's our intent to minimize the disturbance back there and carve out where the retaining wall is needed. We will be adding Evergreen and deciduous trees. The wall itself will be built from ready rock, large 4x4 stones with a pattern stamped in on it.
- Can you talk about the pergola and the possible programming?
 - We'd like to create a number of different patio opportunities for passive and active events. Our kitchen and dietary staff would be programming entertainment (music). We'll have s'mores kits at the front desk. We have a resident gardening area.
- What is the stormwater management plan?
 - We have to meet the peak, water quality and infiltration, using underground cisterns for storage. Water from the parking lot is stored underground, the sediment is taken out. The clean rooftop water goes to infiltration areas, along with storage on the rooftop to help slow the rate of flow out of the site. Because it was primarily grass and not pervious, we're meeting stormwater requirements. The storage on the roof has been very successful with other developments.
- Can you speak to the public comment regarding the sound of mechanical systems?
 - Each unit will have its own system and each one will have a condensing unit on the roof, just like individual homes. The parapet is carried back to be 4-feet taller than the roof with the 20-foot grade change, and the five-story structure will be taller than the homes. There will be visual and sound screening.
- I appreciate you keeping sustainability in mind with this project.
 - We have gone through Focus on Energy programs for our projects.
- I want to commend you on the back courtyard and amenities you're providing, there are some really nice features here. On the backside I'm worried about the wall where it grows from 13-14 feet; it seems like the highest point is right there at your pergola. I'm wondering if the width of that wall is too wide in that spot to have both the pergola and save the trees. It would be helpful to see a perception of that. Some medium sized trees or shrubs would help with screening rather than full-sized deciduous trees. Overall the plant palette and species is nice.
 - We interspersed some new trees but we can get more middle height.
- Is that stone mulch along the southwest driveway?
 - Yes, a washed stone.
- I think a thick planted ground cover on that slope would be a lot nicer for the neighbors and the residents.
- Last time we talked about the street and whether it could become a public street in the future. I still have some reservation about how tight it is in some places, most specifically that little parking lot on the north. If I had to clean it up the first thing I'd do is probably eliminate that one stall, it's making your driveway threshold extra wide.
 - We're constructing this side of the road to public standards. As the developer continues to work through their master plan, this portion would potentially get redone.
 - The alignment to this existing drive was a somewhat critical component, as well as having this built to public standards. We're going to build half of the public right-of-way. The stalls in this location are under a lease agreement.

- I would still prefer to see that one driveway return to a normal width and lose the stall, for safety.
 - That was something Traffic commented on.
- The site plan shows a balcony over the parking.
 - We are sitting 7-feet above grade at that location. This first floor unit does have a balcony that overlaps the end of that parking stall. We've worked through a few iterations, we didn't think it was appropriate to put the service vehicles facing Tamarack Trails. We do have about 48-feet between those two wings so it's about as tight as we can go down.
- On the north corner, that's a turn-around?
 - That takes you into the underground parking on that side as well.
- You're adding windows to the memory care area, I don't think the renderings in our packet include that.
 - Correct, we made that adjustment last week.
- You may need to add some supplemental roof screening.
 - I don't disagree.
- There is a staff report with some additional comments. I would suggest we review those to make sure all the staff comments and comments from the previous presentation are addressed.
- How is the corner detailed?
 - Tamlyn corner joint.

Building materials were distributed including fiber cement panels (wood looking), smooth fiber cement gray and white, flashings to match, windows and railings are all in bronze, on a base of alabaster stone.

ACTION:

On a motion by Weisensel, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion provided for the following conditions:

- Redesign the south entry drive to remove stone mulch (use wood mulch).
- Additional plantings along the north property line for screening.
- Additional supplemental rooftop screening.
- Removal of one parking stall and narrowing of the driveway width in the northern street side lot.