

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 17, 2019

TITLE: 2810 Hickory Ridge Road (aka 7801 Raymond Road) – Lot 11 Glacier Valley. 7th Ald. Dist. (54630)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: July 17, 2019

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Jessica Klehr, Rafeeq Asad, Tom DeChant, Christian Harper and Syed Abbas.

SUMMARY:

At its meeting of July 17, 2019, the Urban Design Commission **GRANTED FINAL APPROVAL** of new development at 2810 Hickory Ridge Road. Registered in support of the project were Alex McKenzie, Don Schroeder and Greg Held, all representing T.R. McKenzie. Schroeder discussed changes to the project since their previous presentation. The corner has been opened up by removing the metal roof and reducing the stone material. The landscape plan has added six additional types of plants and grasses, and introduced wood mulches to emphasize some of the entries and public spaces. Stone material and darker siding were shown, with the larger buildings being darker and smaller townhouse buildings a lighter brown with an accent composite panel.

The Commission discussed the following:

- The corner element was the biggest concern because of its prominent location on the site. I know you probably struggled with that corner and column. You need the roof on the upper balcony?
 - You would not need it, it was just hard to resolve the roof forms as they’re two different pitches coming to that corner.
- None of your other buildings have anything like that. I was wondering if it didn’t need a roof if it was just simply balconies out there, a slender column. Or a flat roof over the upper balcony, it just seems like it’s so heavy and not resolved with the rest of the composition. It’s right there on the corner, first thing you see coming across. Are you guys happy with that?
 - With the options we’ve studied, yes. It was hard to resolve.
- The other buildings seem to have a pretty good rhythm.
 - Planning staff had originally wanted something more prominent than what you guys are looking for. More of a feature.
- Is it the weight of the column?
- Yes, and that detail is so incongruous with the other buildings.
- Would it be better if the stone went up to the first balcony?
 - The last time we had it up and bridging over in the corner too.

- Some of your other lower canopy entries have simple thin square columns. I presume they're some kind of finished material over a wood column. Do they need to be that fat?
 - No not on the corner it doesn't need to be that fat. We could thin it up.
- If you bend the column the roof is still going to appear really heavy.
- Yes maybe a flat roof on that upper one.
- How are the undersides of the balconies finished?
 - Right now exposed treated lumber.
- On that corner I find that bothersome.
- The addition of perennials around the buildings is nice. Have all the stone mulch areas been converted to wood mulch?
 - Our goal is to still use washed stone. We're using wood mulch to accentuate and dress up some of the main entries, but for maintenance reasons we'd like to stay with the washed stone.
- My other concern, I was impressed with the variety and selection of the trees and shrubs you have on here. Consider switching out the Pear or Cleveland select. That tree is rapidly falling out of favor and considered undesirable in parts of the Midwest. There are so many other options out there for a small tree, Red Buckeye or Katsura, Gingko.
- The plantings will not be happy with the heat that the stone mulch generates. Decorative stone is appropriate where you're not using plantings.
- The corner could be lightened up a bit without redesigning the overall building and units. Either no roof or flat roof on the upper balcony and a thinner column. Primarily because it's the main corner and very prominent.
- That was a concern of staff too.

ACTION:

On a motion by Goodhart, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).

The motion provided for the following:

- Rework of the corner element of Building #7 to be reviewed by staff.
- Eliminate stone much where plantings are used.
- Switch out the Pear trees for another species.