

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 16, 2019

TITLE: 4602 Cottage Grove Road - New
Development of a Mixed-Use Building.
3rd Ald. Dist. (52855)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: October 16, 2019

ID NUMBER:

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

SUMMARY:

At its meeting of October 16, 2019, the Urban Design Commission **GRANTED FINAL APPROVAL** of new development of a mixed-use building located at 4602 Cottage Grove Road. Registered in support of the project were Ray White, Megan Schuetz and Melissa Huggins, all representing Movin' Out, Inc. White presented updated plans showing a common greenspace in the "L" of the four-story building with a drive that goes around to the townhouses. The underlying intent is targeting individuals with disabilities who can live on their own. A transit pick-up location will be along Cottage Grove Road (still being worked out). Previously "snout-nosed" garages are now inset into the townhouses. The team worked with City staff to work out the walking path, the parking and a buffer to the neighborhood. The site is flat sloping up a bit at Acewood Boulevard, with a ramp into the building raised at the corner. The commercial area has dropped slightly allowing them to bring the residential floors down. Programming includes a central gathering space, a play area, community garden, small bioretention area, bike parking throughout (the north end includes enclosed bike parking) and rain gardens in the parking lot islands. Façade changes include masonry limited to the first floor, the balconies have been pushed inward and the magicpaks will face towards the inside. It is a WHEDA requirement to have first floor entries to the townhomes. The two buildings will have compatible colors and materials of iron grade brick, thin veneer stone and terra cotta, tan, warm gray and Cyan red at the corners.

The Commission discussed the following:

- I like the new iteration of the townhomes. At the northeast corner, the wrap around connects with the bigger parking lot, is that somehow required? I'm thinking if you give people a shortcut to get from the parking onto Acewood they will be cutting through that corner constantly. If I were living in those townhomes that would be very distracting.
 - We did have a dead-end originally, but Traffic Engineering required it to be continuous.
- As a twice weekly user with MSCR East, we turn at the light and come through what is now the old Sentry parking lot. You might want more speed bumps or deterrents. From the west this is the easiest way to get in.

- One of the staff comments was about the vehicle length and overhang on the north side of the townhomes.
 - We have 18.6 right now but we have extra in the drive we could potentially increase if we needed more than 18-feet.
 - (Firchow) There was concern that 18-feet wasn't long enough and vehicles could hang off the sidewalk, especially if the sidewalk is only 4-feet rather than 5-feet.
- It's nice they can circulate internally.
- The addition of bioretention is nice. Could you tell me about the play area?
 - It will be a playground/play structure, accessible hopefully (depends on finances). We're not sure what it looks like just yet.
- In general I wish the landscape plan had planting bed edges and delineations between what's plants and what's lawn. There's a couple notorious species that we don't care to see, including our friend the Stella de Oro Daylily. Also a few shrubs that are lower quality big box shopping center like the Alpine Currants, the Dwarf Burning Bush, Spireas, all of which could be replaced with a higher quality species. The corner element, which is also in the staff report, the red and orange is jarring to me. I don't know if there's any variation in the red corner material to relate to that color palette better, but they clash a little bit. I know it's worse on the renderings.
 - It's redder in actual color.
- We are looking for new construction to put in conduits to be EV ready.
 - We can look into that. We are also doing solar-ready.
- I'm concerned about the red fading and turning pink.
 - It's a prefinished siding. The early days of colored concrete block would turn quickly, but the prefinished paint materials are much better.
- There was a written comment from a neighbor who made an interesting point about the early 60s materials and colors in the neighborhood were more subtle, pastels and asking could this building somehow bring some of those colors.
 - What do you guys think about that?
- Personally I tend to agree with the jarring comments and the super saturated colors of the building.
 - Staff felt very strongly that this corner had to pop. So it's popping.
- I like it.
- Are you committing to modular brick or larger brick?
 - We are probably doing the 4-inch utility brick.
- I dissuade you from using the Pear tree. Katsura tree, Red Buckeye are nice small trees. Same with the group of perennials with Coneflowers and daylilies, we see them again and again and again. Along with the Stella de Oros, there are thousands of daylilies that don't really cost anymore. Same with the sedum, something more colorful and brilliant, they're basically the same plant, Matrona is a nice one. I concur with Shane about the Alpine Currant and Spirea. I hate to see the same old, same old. I do like the red corner.
- I like the red corner as well. It helps the way you framed out the corner element and canopy, it works really well. As long as it's something that will hold over time.
- Do you have a window sample? Have you seen the Peloton going up? The windows are all lame vinyl, it does not look good. If you have another chance to come back to us I would like to see the windows.
- Are you planning on vinyl at the corner?
 - Vinyl won't work there, we're planning on metal at the corner. The others are single-hung and vinyl, we would try to match that tan/warm gray.

ACTION:

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

The motion provided for the following:

- Widen 4' sidewalks to 5' and increase the driveway length on townhouse side to limit vehicle overhangs on sidewalk.
- Put in conduit for site to be EV ready.
- Provide more detail on proposed window frame materials, sample.
- Update/replace landscaping species as follows:
 - The landscape plan shall have planting bed edges and delineations between what's plants and what's lawn.
 - Swap out Stella de Oro Daylilies with another species.
 - The few shrubs should be replaced with higher quality species.
 - Swap out the Pear tree for something like Katsura or Red Buckeye.
 - Swap out the current sedum for something like Matrona for more color.