

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** October 30, 2019

TITLE: 9702 Watts Road – New Development of
118 Dwelling Units in a Mix of Apartment
Buildings and Townhomes. 9th Ald. Dist.
(56729) **REFERRED:**
REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: October 30, 2019 **ID NUMBER:**

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

SUMMARY:

At its meeting of October 30, 2019, the Urban Design Commission **GRANTED FINAL APPROVAL** of Timber Valley Phase II located at 9702 Watts Road. Registered and speaking in support were Greg Held, representing the McKenzie Apartment Co.; and Jack McKenzie.

Held reviewed the site context and addressed the Commission's previous comments, putting strategic bends in the path, increase the size of the outdoor recreation areas, increased the size of parking lot islands and sidewalks, updated the landscape plan to respond to the altered walkway at the back of the site as well as increased landscaping on both sides of the path. The parking lot light poles are designed at 18'; they looked at 12' as suggested, but that would require 60% more light poles; there are 18 now, shorter poles would require 30. The half wall at the end of the deck has changed to an open rail balcony. Regarding the trim at the gable, they talked with the owner and because they have this detail on their other project, they want them to tie together. He proposes to build up the vertical piece, pull it out farther and it will give more shadow and detail. In address of the deep notches between the garages they pushed out the wall and added access doors to the garage. They will be adding conduit to be EV ready. He provided colored elevations with the revisions to the balconies as noted.

The Commission discussed the following:

- I'm going to push back on the trim detail, it's not needed and makes it overly busy. This project has a very busy stone pattern, then you go to siding then shingle. You don't need to outline that on that top floor.
 - The gables are fairly significant. I don't think it hurts them to break them up a bit and it ties in with the rest of the details.
- It's not authentic and does nothing to help the project. It's not making the design better, it's actually taking away from it. It's random.
 - I would argue it's not necessarily random.

- I agree with Rafeeq on that one, and if your client is really tied in with that detail, it's a matter of the scale of it. It looks thin and like applique.
 - If we considered beefing it up a little bit?
- That might help. It seems really thin so maybe a review of proportion might be worth a look.
 - We could agree that maybe a heavier piece wouldn't be a bad thing.
- If you make it thicker, where the roofline comes down at the gable you still have vertical shingle area, that's probably make it look less authentic. Align it better with the corner so there is no vertical piece at the corner.
 - We can do that.
- I appreciate the changes with the sweep and bend of the trail, the bump outs in the parking lot and the areas between Buildings 2 and 4. The ADA parking stall on the left, it's kind of an odd space for it to be with having to cross the driveway.
 - All the stalls are away from the buildings to get more greenspace close to the buildings and we worked that out with Planning early on. There is van accessible parking in the basement each unit.
- Would there be any objection to shifting it over, like Building #2 where there is a logical pedestrian crossing?
 - We're trying to put it as close to the accessible entrance as possible. I can certainly look at it.
- It's not a huge deal but I think you should look at it and see if it makes sense.
- I have some concerns with one plant selection, Bagoda Dogwood. It's a nice plan but to have 24 of them in total, unfortunately there's a canker disease getting into those and making them short-lived.
 - Is there an alternate you would suggest?
- Yes several. American Hornbeam, Carpinus or Redbuds. I wouldn't necessarily say don't use them at all but I'd hate to see 24 of them in there and having them start checking out. We lost almost all of them at Olbrich Gardens. Maybe cut it down to 8 of them, it'll save you some grief.

There was a short discussion about what staff would be reviewing before final sign-off.

ACTION:

On a motion by Braun-Oddo, seconded by Abbas, the Urban Design Commission **GRANTED FINAL APPROVAL** with staff to review the requested changes. The motion was passed on a vote of (6-1) with Asad voting no.

The motion provided for the following:

- Widen and adjust the gable details as discussed.
- Look at moving the ADA parking stall as discussed.
- Swap out Bagoda Dogwood for other species as discussed.