

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** October 30, 2019

**TITLE:** 6225 University Avenue – New  
Development of a Four-Story, 53-Unit  
Multi-Family Apartment Building with 48  
Underground Parking Stalls. 19<sup>th</sup> Ald. Dist.  
(57764)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

**DATED:** October 30, 2019

**ID NUMBER:**

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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 **RECEIVED AN INFORMATIONAL PRESENTATION** for new development of a four-story, 53-unit apartment building located at 6225 University Avenue. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions was Benjamin Altschul. Burow reviewed the site location and surrounding context including commercial, apartments and church. The commercial building on the property now is partially leased and will be demolished, they will rezone the property from NMX to TR-U2. The back section of the existing property is paved and abuts a residential home. They are proposing a new four-story residential building with a large greenspace at the back of the lot. Ingress and egress will be maintained off University Avenue. The garage entry is just off of the site access drive with underground parking and surface parking. A total of 53-units is proposed with 48 enclosed parking stalls and 15 surface stalls, there is easy access to public transportation as well. He reviewed the proposed floor plans and unit mixes, including an upper level community room, an overview of elevation views with the main entry on the corner and provided a massing model. Building materials are proposed as a series of cast stone at the base, brick elements and a traditional two tone composite siding.

The Commission discussed the following:

- Will you be able to preserve any of the mature trees? Not knowing what they are I'm not adverse to taking out any junk trees. Anything you can do to preserve good stuff there.
  - We are working with Forestry, some trees need to come down but our intent is to preserve what we can. Between our property and the church there are many trees that are not healthy. Those should come down and be replaced with new stock, we are looking to rejuvenate the site with new plantings.
- There are two 30" deciduous trees towards the back. Do you know their condition, are you able to save those?

- I don't know what they are but we will do a tree inventory and take that into consideration. I think one of them can remain and the other is a potential conflict.
- Please identify those when you come back.
- Could the ADA parking stall be moved up to the 6-stall grouping for direct access?
  - We could look at that but this stall is approximately 5-feet below first floor level and a series of stairs has to be introduced here. This corner is going to be above existing grade.
- The northwest corner near the drive aisle, can you talk about the base material, it looks like it comes up. Why does the corner metal panel not come down farther? It doesn't seem equalized, and between handrails and landscaping, I'm trying to make sense of that.
  - It's just concepts now, but we're looking at the stone corners come up to the top of the first floor level in key areas to accentuate that element, then the brick comes down in between there to a more wainscoting material. We wanted more of a masonry element at this corner.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.