

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 11, 2019

TITLE: 3306 County Trunk Highway M (aka South Pleasant View Road, Town of Middleton to be Attached to the City of Madison) – Advisory Recommendation to Rezone to TR-U1, New Development of 320 Apartment Homes through 15 Residential Buildings. 9th Ald. Dist. (58529)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: December 11, 2019

ID NUMBER:

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

SUMMARY:

At its meeting of December 11, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** to give an advisory recommendation on new development located at 3306 County Trunk Highway M. Registered and speaking in support were Brian Munson and Bob McCaigue, both representing Continental Properties. Munson reviewed the site location and context, noting the challenges of the grade changes, which influences much of the site plan. This will be a multi-family development with more individual entries and common access points. Each of the buildings contain 20 apartment units in a stacked flat design with ground floor entries with 8 attached covered parking stalls. The clubhouse has a 24-hour fitness center, a demonstration kitchen and community space, pool, etc. Because of the grading of the site they do not offer any underground parking. A 200-year stormwater pond is proposed.

The Commission discussed the following:

- It feels like the whole development is fighting the grade. It's driven by vehicular access connecting to everything. The grade could be a real asset, the future park, it's a beautiful part of town but the development isn't embracing that. There's some major expenses associated with all those walls. I wonder if there's a way of reconfiguring things so it's more of a streetscape between the buildings and not a parking lot. I'd want to live on a real street, not jammed in between parking lots.
- I get the sense there's a prototypical building and prototypical site layout. Then you got the grading plan and it becomes all these retaining walls. The site plan does not belie the topography of the site nor does it take advantage of it.
- I agree with Shane. I'm wondering if you go to California where you have great elevation changes and streets coming in with every house facing downhill. This is very rectilinear regardless of that. It feels

like it wants to respond more to the topography than it is. You can accomplish what you want but it's a matter of deciding the orientation of the front doors, maybe an alley back to a garage.

- There are site sections on the last page. You wonder about the experience of looking at those walls.
- As far as the grade going down into the lake, it does look like a big retaining wall and then this, I think that could be integrated rather than being just one big pool. It could be integrated as it steps up like a terrace.
 - I don't think we've looked at any other stormwater concepts.
- As far as cost, you're fighting it. You might actually bring this in without all the engineered walls, embrace that and how the houses fit into the natural grade.
 - We have to look at access too with the Fire Department. This is our first step. We have many steps to go.
- Your clubhouse could be at the top of the hill, study the views and site access. Look at the trash enclosure locations.
- This could see a major reorganization of the street network and buildings to respond to the grades.
- The houses don't have to follow the Mansion Hill datum, there's an opportunity for another retention basin at the top or above.
- If you did a more aggressive step up with small increments, that would save a lot of not having to link those together.
 - The roadways we're showing are per the neighborhood plan. To what extent we can move those is challenging.
 - We've had conversations with staff about how the neighborhood plan shows the road bisecting, and looked at from a grade sense if that's feasible. It creates more problems because it compresses the grade transitions into smaller areas.
- Is the City requiring Mansion Hill to go up to Pleasant View?
 - Yes.
- In this case the units might want to face south where some are being forced to face retaining walls. It could be that a different building needs to be designed along with the height to help it resolve the terracing while taking advantage of views and greenspace.

ACTION:

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