

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 15, 2020

TITLE: 3840 Maple Grove Drive – Residential Building Complex. 7th Ald. Dist. (58951)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: January 15, 2020

ID NUMBER:

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

*Asad recused himself on this item.

SUMMARY:

At its meeting of January 15, 2020, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a residential building complex located at 3840 Maple Grove Drive. Registered in support were Marc Ott, representing JLA Architects; and Craig Raddatz and Paul Schmitter, both representing Fiduciary Real Estate Development.

Ott reviewed the site plan noting a stormwater swale (Badger Mill Creek Watershed), adjacent context conditions, street connections and routes. Each of the 3 sites contains its own building style. The north element will have 8 townhome style buildings in two styles and a clubhouse, the west are stacked flats in 3 buildings, and 3 multi-family apartment buildings are proposed on the east side of the lot for a total of 15 buildings. A pedestrian plaza connects with Chavez school to the north through the center of the site. Buildings are brought up to the street with articulation breaking up large masses, and first floor units have walk-up entries. Vinyl siding, fiber cement trim, corner boards and accents are proposed.

The Commission discussed the following:

- Make sure you are considering the crossings of the street for the pedestrian route to school. I like that your providing that connection through the site. The next opportunity I see with this is in Outlot 2 area where you have stormwater management. You start the gesture of softening the edges so it’s not just a rectangular retention pond. Its proximity to the creek and natural area, it could potentially feel like this natural offshoot of that and have softer edges, more of an organic form. It’s a cool opportunity to live next to this.
- With the Lot 2 apartments, are those underground parking?
 - Yes, all underground parking basically 1 to 1 ratio. The rest of made up of surface parking. There is parallel street parking in this area.

- When you come off Maple Grove Road you have to circulate ¼ way through the inner courtyard space to get to the lower level parking. Any reason you wouldn't switch that so you don't have to circulate so much?
 - We've looked at it, because of grade we ran into issues.
- Did you mention the zoning and future uses for Outlots 3, 5 and 6?
 - Outlot 6 is a park, Outlot 5 is the greenway and Outlot 4 would be either a duplex or single-family lot.
- It looks like circulation-wise you mirrored a lot of developments to the north, which works well. The school is severely under-parked. I think your general layout looks really good.
 - There's been heavy interaction over the last 6 months. Some of the entryways into Chavez could change, but that is a 2021 project, and we're looking to start construction on this in June. That's where some of the delicate planning has come.
- How big is the swimming pool?
 - We found the pool deck is more important than the actual pool. In this point in the staging they've generally been 30' x 60'. We are still studying, there is also a gathering area out there. People want to socialize more than swim.
- It seems small. Really small.
- It seems teeny. Maybe on the community center you might consider not going so residential, that space isn't a residence and could look different, public rather than residential.
- Part of these were going to be condominiums, but no longer?
 - My reference was there was a huge demand for condos out there but nobody is doing it. Especially young couples or empty nesters. I was referencing that they're condo-like but they're all market-rate rentals.
- That's 1.9 or better, almost 2 parking per unit. That's one of the highest ratios we've seen come through here. When you add in that you have accessible street parking it seems like a really high number.
 - It's more common to have two cars per unit, there's a strong demand for parking with these units.
- Is there a bus stop nearby?
 - The bus route comes down Manchester. There is a projected bus route and there will be stops there.
- Don't consider street parking as part of this development because of the school. They triple park, park on the lawn, parking in the other development to the north in the residential spaces. It's severely under-parked.
 - Your point it well-noted.
- The interplay of the gables and sheds are a little overly complex for the smaller buildings. Do you need all those different roof shapes with identical bays and units? I know you're trying to mix it up. Study how all those details come together.
- Any change you wouldn't do 10 townhouses in a row like that, could it go down to 4?
 - As we continue to work through this, we actually had smaller buildings at one point. We originally started with 340. Now we're at 282.
- Shed roofs in particular get more complicated with downspouts. The gables are easier to tuck in.
- Then the opposite case with the porches where the sheds are easier to detail than having the water come into a side bay. Simplification.
- Vinyl has been approved when not in long expanses. Some of the pictures you've shown aren't long expanses, it's infills accented with accent panel. I think that's where it begins to wonder whether it is vinyl or not because you're not seeing those big laps.
- Especially if it's good quality. Also how you're detailing the corners.
 - We try to focus on breaking down the elevation.

- The photos you've shown are good examples of using restraint and variety.
- Bring material samples when you return.
- Syed will ask about plug-ins for electric cars.
- HVAC systems, will there be magic paks?
 - The townhouses will have internal systems, the apartments will have magic paks that all face internal.

ACTION:

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