

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 26, 2020

TITLE: 5567 Odana Road – New Development of a 5-Story Mixed-Use Building Containing Commercial Space and 79 Dwelling Units in UDD No. 3. 19th Ald. Dist. (59471)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: February 26, 2020

ID NUMBER: 59471

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

SUMMARY:

At its meeting of February 26, 2020, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development of a 5-story mixed-use building located at 5567 Odana Road in UDD No. 3. Appearing in support of the project were Lance McGrath, Joseph Lee, representing McGrath Property Group; Suzanne Vincent, representing Vierbicher Associates; and Michael Metzger. The applicant presented a review of the site location and context for this relatively flat site zoned CC-T. They reviewed the proposed site plan for a mixed-use building with parking on the west side of the lot. The building is oriented along the eastern portion of the parcel with a slightly raised plaza on the east part of the site where there is a 2-3 foot difference in elevation. The surface parking will accommodate 42 parking stalls. The main entry to the multi-family will be on the first floor as a single-story mass with five-stories on the backside. They reviewed the building programming. Building materials include masonry on the ground floor with lighter material above, dark grey horizontal fiber cement siding with an orange metal accent siding. They are still working on the totality of building materials. The western portion of the site where there is access to at-grade parking would be shielded from public view. Plans include some hung balconies for the residential with 3,500 square feet of retail front Odana Road. Amenities would include a common roof deck above the retail.

The Commission discussed the following:

- What do you think about being the first project among all the current retail:
 - We think it's great, we're providing a lot of amenities for the demographic.
- Odana Road is really busy, especially close to Whitney Way. Left turns are difficult. On the west side, the ADA van stalls, cars will go fast so don't put it on the opposite side of the building. Where is the trash located?
 - Inside the building.
- Where will deliveries park?
 - They'll just park on the site.
- Overall it looks nice.

- How much parking is for tenants and how much is for retail
 - We have 79 units and 90 stalls, so 11 extra stalls for commercial. Most of the tenants would be leaving during the daytime hours.
- This is a site where you need a car.
 - We're expecting young professionals, a lot of whom use bicycles and take public transit.
- What about stormwater management features?
 - We're looking at the southern end of the site for infiltration. We're not sure yet what ratio is pre versus post development.
- Are you planning a green roof or blue roof?
 - We're working with neighbors to figure out if we can get easements and change requirements. We have to make accommodations for sedum trays or underground storage. It's still being worked on.
- What I've seen of the building is attractive, I like the palette.
- On the common roof, what if the retail tenant wants a fryer or mechanicals above? The residential component is what drives the common roof amenity.
 - We'd put a chase in the building to go to the roof but may not have it go through the rooftop deck.
- This is an urban residential solution on a mega-block.
- Staff supports the higher density in this location and it works with the zoning.
- The existing is suburban, this is an urban solution. They are the pioneer.

ACTION:

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