

## AGENDA # 4

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** March 11, 2020

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

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

DATED: March 11, 2020

**ID NUMBER:**

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Members present were: Cliff Goodhart, Chair; Rafeeq Asad\*, Lois Braun-Oddo, Shane Bernau, Syed Abbas and Christian Harper.

\*Asad recused himself on this item.

### **SUMMARY:**

At its meeting of March 11, 2020, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a Residential Building Complex located at 3840 Maple Grove Drive. Registered in support of the project were Leah Teske, representing JLA Architects; Paul Schmitter and Joseph Lee, both representing Fiduciary Real Estate Development. The team shared a refined version of what was shown to the Commission in January, addressing previous comments. They reviewed access, updated the retention pond and flipped infiltration with the retention pond to make it more organic and increase their functionality. The building counts and layouts have remained the same. The school pedestrian crossings are being worked out with the City and the School District. The swimming pool is shown as 900 square feet with it being considered a community space; with over 3,000 tenants they are mostly used by kids. They are willing to go larger on the pool if it's felt appropriate. The community center architecture idea is that it represent what the community is about as a first point of contact, with a traditional design and gable roof and similar building materials, but with more brackets and detail that you will see at a personal level as a public building. The building itself is one-story and has activation on all four sides. The team spent time on the simplification of roof forms, with little change to the four-unit because it is a smaller building. The 10-unit building has a rowhouse style walk-up now with gable dormers that front the street with a relief and larger gable in the center of the building. Some of the bookends are differentiated with gables and sheds in the middle. The apartment buildings are simplified without removing all the roofline breaks and vertical elements that help differentiate the longer façades, using eyebrows and joint gables. The stacked flats buildings are already fairly simple in terms of their roof structure. They looked at the four townhouses; the difficulty with this site is that it's broken up by a creek and massive wetland on the west side of the site. There is a 5+ acre park dedication, and the City has dictated where the roads will be located. Once they deduct stormwater management there are limited areas to incorporate their product. They are proposing vinyl siding on all building styles; as with any material they realize it's in how you detail the connections and transitions. The townhome palette includes a blue field with beige accent, horizontal siding as well as shake siding with limited use of brick at the base and white trim. All four building types will have the same type of shingles. The apartments share a color with the townhomes (gray, green and beige), a mixture of horizontal siding using shakes as an accent and a masonry base that varies its datum throughout. The stacked flats share materials with

the apartments in gray and blue with a masonry base that is slightly different. They have gone through extra efforts to break up the articulation in the buildings so the sections in siding are single pieces to hide the joints. It is also a premium siding product, both in the thickness and how it's manufactured. They mocked up some vinyl to demonstrate and emphasize the high level of detailing. Where there is a material change they would have a piece of composite trim at the corners, with starter strips to transition from masonry to siding. A lot of effort has gone into pushing and pulling the building to create good shadow lines.

The Commission discussed the following:

- Will you provide charging stations?
  - We are looking into that and have been contacted by a number of vendors who are interested.
- Will the building have any louvers?
  - On the townhomes there will be no exterior louvers. Both the apartments and stacked flats would take advantage of external walpaks that will not face the street fronts or main elevation. We also work to make sure they are matching the color of the adjacent siding material to blend as much as possible. A/C condenser units can be tucked behind sun porches out of view.
- When you say high quality vinyl, you want it to look like clap board, but you see the sag. I would encourage you to use a better siding. A thicker gauge maybe.
- You simplified the roofing quite a bit, but with the 10-unit length, there's that little dormer at the top. Is that functional or just stuck on there?
  - It is intended to help break up the roofline there. We could look at doing something similar as on the front where we break it up further with a little eyebrow.
- Yes I don't think that does anything for it. I'd also take them off the garages.
- Where are all the downspouts located?
  - They will have gutters, downspouts, and from a maintenance standpoint we collect all that water into our stormwater so it goes underground right away.
- I'd still like to see the locations of those, you don't want to see all of those.
  - We'd camouflage those as much as possible.
- I know you're in need of parking. A1 through A4, I'm struggling with that interior space. I don't know that you can eliminate any of that interior parking to expand that space, but if you could that would be great. Otherwise look at how to use landscape treatment to contain the lawn space so you feel comfortable, otherwise no one will use that. Maybe add some more larger canopy trees. Look at what lines the sidewalk around the inside. It doesn't have to be shrubs necessarily, something like ornamental grasses, a double row of plant material to wrap so you feel like there's an interior.
- Looking at T6 and T7, those back garage areas are tough spots. Maybe you could add a stall on the inside and cap those with the full landscape treatment.
  - You're looking to have us eliminate these and recoup them on this site to make this more a hard landscape?
- That would be my suggestion. Just taking a nuanced look at where you could swap or reorient a few parking stalls to increase landscaping.
  - We have to be mindful of the stormwater drainage
- There is also a request that we provide feedback on the proposed development and how it fits within the context of the neighborhood. We can see the pattern of development with the school; if you are considering a motion you should make a comment to the Planning staff on that as requested.

**ACTION:**

On a motion by Braun-Oddo, seconded by Bernau, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (4-0) with Asad recused. The motion provided for the following:

1. Show where gutters and downspouts will be located.
2. Simplification of roof forms.
3. Simplification of the site plan with changes to parking and increase of landscaping, particularly in the courtyard and islands.
4. A strong suggestion to use a slightly better building material in lieu of vinyl siding.
  - a. If vinyl is proposed, require that it be a stronger vinyl material, used in short spans, and more detail is provided on material profile, thickness, and transitions.
5. The project fits in with the development pattern of the neighborhood.