

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 29, 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: April 29, 2020

ID NUMBER:

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

SUMMARY:

At its meeting of April 29, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of new development located at 5567 Odana Road. Registered and speaking in support were Lance McGrath, and Sixto O. Villegas, representing JLA Architects. Registered in support and available to answer questions were Matt Schreiner and Suzanne Vincent, both representing Vierbicher; Michael Metzger, Jennifer Camp, representing JLA Architects; and Joseph Lee, representing McGrath Property Group. Registered in support but not wishing to speak was Taylor McGrath. Registered and speaking neither in support nor opposition was Stuart Keel.

Stuart Keel spoke as the owner of two properties surrounding this Odana Road location in close proximity. He voiced concerns regarding a 5-story mixed-use building being put up in a block of 1-2 story commercial buildings, and wanted to make sure thought was put into it in regards to sizing, bringing in residential to the neighborhood, stormwater management and parking.

Schreiner addressed the stormwater and parking. There is no storm sewer around the site on Odana Road. The redevelopment of this site meets the ordinance. The site currently flows to the south and would continue that drainage pattern. The development meets peak flow control and sediment control. They will install an infiltration basin to meet volume control requirements, as well as up to the ten year volume leaving the site. There's an existing swale on the east side they will connect to that flows to the south. They would expect less run-off when they're done than what's being experienced right now. Regarding parking, they don't anticipate an issue with the amount of units and parking ratio.

The Commission discussed the following:

- Is there also adequate parking for the expected commercial activities?
 - Surface parking is primarily dedicated to that.
- The concern was will there be adequate on-site parking so as not to invite people to park in adjacent lots.

- We think it is sufficient for this site and this project. We're hoping for a professional or office use of some sort that works best with residential above. That way they can overlap on parking while residents are gone during the day.
- Will the parking be included in the rent?
 - We're not sure yet about including parking in monthly rent or not. We're pretty confident with the ability to park all of our tenants on this site with what we have. We think this will be similar tenant base to downtown. There are always tenants that rely on public transportation.
- And how will the base of the balconies be finished?
 - I don't know if we have those fully developed, but there are metallic fins that project and support the structure of the deck, and a composite decking material would be used.
- I think a lot of these items are discussed and worked through.
- We know the stormwater ordinance is coming. For clarity that ordinance is not implemented on this particular property, correct?
 - Yes because it was submitted under the current rules.
- The new ordinance is looking at 200 year events. I will still urge them to look into a green roof or blue roof, and at events above 10 years.

ACTION:

On a motion by Weisensel, seconded by Abbas, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0).