

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 29, 2020

TITLE: 702 Gardener Road – Madison Yards
Block 3 in UDD No. 6. 11th Ald. Dist.
(59000)

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 Madison Yards Block 3 located at 702 Gardener Road in UDD No. 6. Registered and speaking in support were Sean Roberts, representing Summit Smith Development; and Craig Pryde, representing KTG Y Group. Registered in support and available to answer questions were Sean Zimny, representing Gilbane Development Company; and Kevin Yeska, representing JSD Professional Services. Block 3 takes on a zero lot line with the retail on the south elevation fronting the central green. Due to the grade transition from University Avenue, they will use the building foundation to work with the architecture on planting selections. The west side of the building houses the MG&E switch gears and the building’s transformers, where previously there was a retaining wall. There is still a screen wall and plantings to screen from University Avenue. Pryde reviewed floor plans and the roof plan, showing small condensing units for the residential apartments, however, parapet walls will provide screening. The residential lobby is shown as a two-story podium. The south half of the parking garage is dug into the hill with a one-story podium where the retail fronts onto Madison Yards Way. The intersection of University Avenue and Gardener Road on the northeast corner of site is activated with the residential lobby entrance, with the overall theme of a darker color base with neutral tones. The southeast corner of the building has large, white block elements that run north and south through the building, with a relief of squares framed in a medium gray tone repeating around three sides of the building, where the corners of the building are anchored in white or lighter fiber cement panel and accented with a horizontal banding of windows. They took comments from the last meeting and now have a corridor on the west side for units looking to the interior courtyard. Previous plans were more monotone and had less movement of color; they have stayed with highlighting the corner of the buildings with larger white block elements but increased the use of more coloration on the west façade to respond to some of those comments. The renderings show the building sits nicely in this environment.

The Commission discussed the following:

- The joining system on fiber cement panels, is that metal detail or reveal?

- Our intention is to use a jointing material similar to what frames the panel, so there is a slight reveal, it's an aluminum trim piece.
- I still find the west face of the building, let's just say I wouldn't want to look at that all day, it's colorful but still a big flat façade.
- Thumbs up to the gray patterning on the building, this was ho-hum visually before, but now the articulation and rhythm with those colors really works for me. I agree that the west side is the “ugly stepsister” of the four sides of the building.
- Thank you for asking about the joints.
- I do think the view from the DOT building is a little improved, but on the other hand the DOT is making the rest of the neighbors look at the parking garage.

ACTION:

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