

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 29, 2020	
TITLE: 4088 Felland Road & 5855 Lupine Drive - New Development of a 17-Unit, 2-Story Residential Building (Felland Road) and a 33-Unit, 2-Story Residential Building (Lupine Drive). 17th Ald. Dist. (53563)	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, Craig Weisensel and Jessica Klehr.

SUMMARY:

At its meeting of April 29, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of new development located at 4088 Felland Road and 5855 Lupine Drive. Registered and speaking in support was Jerry Bourquin, representing Dimension IV- Madison. Registered in support and available to answer questions were Jim Hess and Bjorn Hallsson. Bourquin presented updated plans for one 33-unit building (Felland) and a 2-story, 17-unit building (Lupine). The units on Felland Road will have individual entries with patios and arbors. The stormwater basin will be cleaned up and maintained; they are working with City Engineering. Garden areas will be made available. Regarding the landscape plan, they have added taller trees at the ends of the buildings. There is a fire access lane along Felland Road so those are lower Crabapples with taller Maples towards the ends. There will be 28 underground parking stalls and 17 bicycle stalls. A dog wash and bicycle wash are also included. Trash will be stored in the lower level. Building materials include masonry brick and cement shingle. They looked at taking additional brown accent material from 30-unit building.

The Secretary noted there was concern in staff report re: re-application and comments that were not addressed. Images showed a reduction in materials. Additional comment noted that the retention area drains from a wide area; the developer should contract with someone capable of making that an asset. Firchow noted there was nothing additional except for what was in the staff memo.

The Commission discussed the following:

- The plantings seem way too sparse. It's a fairly attractive building and it's almost impossible to see what these are. For instance on the west side of the building, there's a bed that wraps around there and it only lists three Hostas, I'm shaking my head. You should really bulk up these numbers and varieties here if you want landscaping that reflects nicely off the building. Two of any plant hardly ever looks good. If not more varieties at least the numbers.

- I'm not opposed to that at all. On the west side there's a retaining wall that might block some of the sunlight. I'm all for more planting but I don't want to do it in vain.
- I wasn't necessarily talking about just that part of the building. There are plenty of plants that will grow fine in the shade. Even on the other sides of the buildings, the numbers seem overly modest.
- There was a comment to make better use of the stormwater retention area as a feature.
 - The bioretention area will be planted. We'd be fine putting more in there provided Engineering okays that.
 - There are bioretention plants listed.
 - Part of what we're doing is turning this into more of an asset.
 - We've been working on a stormwater management agreement and pedestrian agreement because there were no easements out there.
- We're looking at the GDP for the whole thing and the SIP for the 17-unit on Lupine?
- That's correct.

ACTION:

On a motion by Weisensel, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL** of the 17-unit building. The motion was passed on a unanimous vote of (8-0). The motion provided for increasing the number of plantings around the development.