

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 2, 2020

TITLE: 10009 Sweet Willow Pass (Lot 412 of Western Addition to 1000 Oaks) – Residential Building Complex. 9th Ald. Dist. (61635)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: September 2, 2020

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Tom DeChant, Jessica Klehr, Syed Abbas, Christian Harper and Russell Knudson.

SUMMARY:

At its meeting of September 2, 2020, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a Residential Building Complex located at 10009 Sweet Willow Pass. Registered and speaking in support was Greg Held, representing Cascade Development. Held presented the plans, noting a significant amount of grade on the site. Most of that will be concentrated on the eastern corner of the site. They are providing private entrances where grade permits. Surface parking is located interior to the site and screened from the street by the buildings. Pool and recreation facilities, on-site management are provided. The architecture is a clean, modern design with flat roofs and cantilever elements on the façade. Building materials include composite panels, vertical siding and lap siding.

The Commission discussed the following:

- There is a substantial amount of slope, what are you doing with water run-off?
 - This site was part of the overall subdivision and stormwater for the entire plat is handled at the plat level. We have to provide grease control on our parking lots but everything else is in the plat’s master plan for detention and infiltration. There are two areas identified.
- As a Commission we might also look at the design of stormwater management for a substantial amount of land. Is there any design, how the green area looks, concrete, safety point of view? There’s a 1.9 acre stormwater area right behind homes. Is there additional information?
 - I personally don’t have any, it was part of the design of the plat that already went through agency review.
- I understand, it might be we as a Commission should discuss the design of the stormwater areas, if this is something we want to see or not.
- I believe our purview is just this site, not the entire plat and stormwater design.
- (Firchow) The UDC’s role is limited to the multi-family building complex on the site. As noted in the report the role is to review exterior design and appearance of principal buildings and landscape plan.

- The swimming pool and access to it: is it only for people in this part of the development, and if you live in Building 3 how do you get to the pool? Questioning the need to close that node. I would want more information about a fence, how is it protected, kept private. It's a prominent corner.
 - Access to the pool is through the clubhouse. Buildings 1 and 2 are directly connected to that common building and could internally walk there. The pool will have a 5-foot fence around it. View of the pool, the pool deck is several feet above Valley View Road, Building 2 is connected at the basement level, Building 1 is connected at the first floor level for internal circulation. Building 3 residents would have to go outside and walk the accessible route to the commons area into the pool.
- The parking lot island is a prime opportunity to intercept some of that stormwater. A bioretention type swale would be a perfect opportunity here. Some of the plant material at the building corners doesn't feel substantial enough to anchor those corners. Ornamental scale trees, envision having something at those building corners. The grade leads to blank walls. One opportunity that is maybe missed at the parking lot side in the entry to the common space, you have bike stalls which is great, but also some sod lawn, that's a prime opportunity to get rid of the lawn and do a more low landscape feature, announce that as a public space and public entry. Lower ornamental grasses with flowering perennials occupying that entire inside corner.
 - I don't disagree with those suggestions at all.
- I like the simplicity of the building and the way you've made each block element a different color with height difference. I would change the corner elements where you have the vertical column supporting element, I would make it the dark color so it recedes a little bit. Question about balconies: what is the construction of them?
 - Typical wood framed deck wrapped with a painted steel trim piece. Underneath it's typical deck construction.
- Maybe that is stained that same dark brown color so it recedes as well and you don't see treated wood.
 - We've used a brown treated wood on quite a few projects that doesn't stand out like the green stuff. The problem is the decking is open so we can't put a ceiling on it.
- You don't need to close it off, but if it's finished in a dark color it will blend in much better. In the landscape plan, on the east side of the property, I'm imagining that's all mowed grass?
 - Yes.
- It seems like an opportunity because it is so steep, a potential little forested area to buffer this development from the adjacent site and also just to put some trees back.
 - I think there'd be an opportunity for that. At what point does it become more difficult to maintain until the trees are mature? I could consider that.
- I think a wooded area would be nice, make it a little wild.
- I agree we need to see how that pool is separated from the public walk area. The renderings don't articulate the tree plantings along the pool area. Is that a balcony overlooking the pool?
 - Yes there is a plaza area on the second floor of the commons area through an internal stair, will be connected through to both buildings.
- That might be an opportunity to have an exposed monumental stair, or expose that circulation. Depending on what you're going to do about the view of that pool it gives us more perspective on how much of the commons you'd see from the walk. Are the roof changes with parapet only or changing elevations with all those jogs?
 - We typically do it just with a parapet. We don't jog the actual surface of the roof.
- How you treat that might be important. Heating and cooling for the units, are louvers in the balcony?
 - Yes, not facing the street façade. Every unit will have a balcony with a mixture of through-wall units and split system furnaces.
- I am seeing glazing that has a copper tone and some are blue, is that a rendering effect?

- We're looking for a consistent look with the same glazing throughout.
- As an alternative to a forested space, this is transitioning to a driftless area of Wisconsin, tall grass/prairie low maintenance ground cover would be nice in that space as an alternative recommendation for that sloped space. That is not a great use of resources and not a great site for turf grass lawn, an alternative would be appreciated.
- On the site plan – there's a lot of paving for the parking. Each building has underground parking as well?
 - Yes, with surface we're at 1.7. For these suburban sites it's not any more parking than considered necessary.
- On the plan there's plants on islands and around the buildings called "Rr," but the plant key doesn't reflect that. At a quick glance it's possibly supposed to be representing a Rugosa type rose but I wasn't able to ascertain that, you should check with your landscape architect. The area to the east is ripe for opportunity, having large swaths of traditionally kept turf grass is not a great use for that space. More trees widely spaced along with the suggestion of prairie grass would be very nice. Some wide paths that go through to walk dogs, some mown turf adjacent to that. On a large parcel like that it's the chance to do something more imaginative both aesthetically and environmental responsible.
- There's lot of stone mulch around the building. We discourage that because it becomes a maintenance problem and plants won't thrive in that environment. What type of fence is proposed around the pool? I would encourage something that gives privacy, maybe bring part of that brick wall around.
 - At a minimum it would be an aluminum picket, it's a fair amount of screening. The pool deck is probably 4 feet above the sidewalk at that point.
- It still needs a fence, I'm not sure a picket fence is in keeping with the aesthetic of the development. It warrants something more in design with the buildings, especially on that prominent corner.

ACTION:

On a motion by Bernau, seconded by Braun-Oddo, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion provided for the following:

- Include ground cover of the east side of the site, foundation plantings and parking lot planting islands.
- Underside detailing and materiality of the balconies.
- Details on the fence, wall or enclosure around the pool area.
- Need to see a roof plan, how do these parapets return.