

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 13, 2016

TITLE: 841 Jupiter Drive – PD(SIP), Multi-Family
Apartment Building with 54 Dwelling
Units with Underground Parking. 3rd Ald.
Dist. (40142)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 13, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Sheri Carter, Dawn O’Kroley, Cliff Goodhart, Lois Braun-Oddo and Richard Slayton.

SUMMARY:

At its meeting of January 13, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD(SIP) located at 841 Jupiter Drive. Appearing on behalf of the project was Ulian Kissiov, representing FMI. Registered neither in support nor opposition were Brian Munson, representing Veridian Homes; and Chris Laurent. Changes to the project include more breathing room and greenspace in the parking area, the extension of the eastern corridor and to the south elevation, and a convenient ADA connection that provides better views of the greenspace. The roofline has been simplified and building materials were shown (brick with composite lap siding). Climbing plants have been added to the western wall.

Chris Laurent spoke as a neighbor. He noted that this development is replacing some native trees and a recently installed detention basin that is being relocated to the south. From a design perspective he is pleased and thinks DSI and Vandewalle has delivered more than he expected when he moved into the community. He likes the rhythm of having buildings closer to the street and he is disappointed to see it pulled back as it becomes more suburban. Jay Wendt, Principal Planner commented that there is a viewshed easement through that area, making it unbuildable. Wendt remarked that the Urban Design Commission should remark on the western wall and the climbing plants, the details/simplicity of the eastern wall, the pedestrian route, the façade detailing (utility versus standard brick), and on-site amenities. The Secretary noted issues with some walpaks being exposed and disparities with the lighting and photometric plans, the blank wall and lack of lighting on the backside of the building, the landscaping was not sufficient for the amount of building exposure.

Kissiov responded that he is proposing trellises and green sculptures on the western wall, which creates a new design feature. Changeable window sizes have been introduced on the first floor to create a transition as the building rises.

Comments and questions from the Commission were as follows:

- The landscaping is more decorative and doesn't address the power of the building. I would go with columnar trees, Gingkoes. I don't mind those sculptural elements, I just don't think on this side it works. On the east side where you've got nothing, you could create a nice green base against that parking you have there. It would be great to walk through a collection of Evergreen trees, or something as substantial as that, rather than a small collection of shrubs here and there. Something in keeping with the strength of your building. As a matter of safety, what you've got planted down here is going to block, it's so difficult to get out. Let's not mess it up with a lot of plants blocking the view of the sidewalk with cars trying to get out of there. Look at it less decoratively and more impactful.
 - The viewshed is restricted in height.
- Under the balconies these recesses in the brick wall have a nice rhythm. You could put trees in there.
- Are you proposing any EIFS on the building?
 - No.

ACTION:

On a motion by Goodhart, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0). The motion provided for address of the above stated comments regarding the western wall and tree plantings, including the version of the western elevation featuring faux infilled/recessed windows. A modified planting plan that addresses comments made shall return to staff in consultation with Slayton for final approval.

No rankings were provided for this project.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 841 Jupiter Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	4	4	-	-	5	4	-

General Comments:

- Improved.