

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** June 25, 2014

TITLE:      10203 Mineral Point Road - TR-U1,  
Planned Residential      **REFERRED:**  
Complex/Conditional Use Consisting      **REREFERRED:**  
of Two Multi-Family Buildings with      **REPORTED BACK:**  
100 Dwelling Units. 9th Ald. Dist.  
(34509)

AUTHOR: Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

DATED: June 25, 2014      **ID NUMBER:**

---

Members present were: Richard Wagner, Chair; Cliff Goodhart, Lauren Cnare, Tom DeChant and Richard Slayton.

**SUMMARY:**

At its meeting of June 25, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Planned Residential Complex/Conditional Use located at 10203 Mineral Point Road. Appearing on behalf of the project was Ulian Kissiov, representing Grand Arbor Reserve, LLC. Kissiov presented plans for one building containing 100-units that visually looks like two with one centralized entrance and vestibule. Indoor bicycle parking is provided. This is designed to create the image of rowhouses next to detached single-family homes. A park and greenspace for stormwater management are proposed. The project does not utilize brick; a panel system will be used that allows caulking on the backside so it's hidden.

Comments and questions from the Commission were as follows:

- Are these multi-story units?
  - No.
- This is 10 miles from downtown. This doesn't call for a downtown urban solution. I think it's a nice solution, especially for an informational presentation.
- I like your approach to bring the buildings to the street. Providing that park area is great. Putting the parking behind the building all works nicely. Where you can, incorporate stormwater management in small pieces throughout the property as it works its way to the detention pond.
- With planting and perhaps landscape forms, screen the parking from Mineral Point Road.
- You have the option to go very formal or very natural with your landscaping of the park, or a blend of each. I think you can create something very exciting.
  - I'm afraid we are not engaging designing the park.  
Even just your corner piece.
- Is the middle building a community space? Have you thought of a simple gable there? It seems like the flat roof of that piece, if it had a simple gable on it might complement your geometry and the other roofs you have.

- I have thought of that. I don't want to mimic other buildings, this is the low connection and I want it to be flat.

Or a pyramid.

- If the budget allows I'm always for skylights.
- Be cognizant of where air conditioning condensers are located.
  - Magic paks. They're all hidden.
- I think the more you use natural plant material, the better.

### **ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 10203 Mineral Point Road**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	8	-	-	-	-	-	8
	6	7	-	-	-	-	6	6

General Comments:

- Best multi-family in real contemporary style that we've seen in a long while!