

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 28, 2015

TITLE: 617 Jupiter Drive & 610 Hercules Trail – PD(GDP-SIP) for Two 3-Story Multi-Family Apartment Buildings with 80 Dwelling Units. 3rd Ald. Dist. (35624)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 28, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Tom DeChant, Dawn O’Kroley, John Harrington, Melissa Huggins, Lauren Cnare, Cliff Goodhart and Richard Slayton.

SUMMARY:

At its meeting of January 28, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD(GDP-SIP) for two 3-story multi-family apartment buildings located at 617 Jupiter Drive and 610 Hercules Trail. Appearing on behalf of the project was Ulian Kissiov, representing Infinity Apartments, LLC. Kissiov presented updates to the plans and discussed the architecture. Kevin Firchow of the Planning Unit stated that they had concerns with the fasteners and the base materials and wanted the Commission to weigh in on those items.

- Are you going to have to put gutters and downspouts on the building? I see the different colors going down the building and crossing and they really stand out.
 - You can approach it two different ways. Camouflage them or use them as an accent; I prefer the second approach. I’m creating some light gray. Clean form that doesn’t interfere with anything else.
- Where you have the color coming up on the side, is that more effective than a solid mass there? It seems to me the color are a bit of a compromise.
 - It’s gone back and forth, I’m comfortable with what I’m showing.
- Maybe shift it a little bit, but I trust your aesthetic on that. I just want you to look at that.
- I think your parking lot needs to sweep rather than jog, you can curve that. Your stalls can adjust accordingly, I think that would be more smooth.
- On your landscape approach, for the most part except for a few species you have a good palette. But it’s too much of a decorative approach. If you look at what’s across the street, I see this as though your building is placed down in this forest and you have to clear some trees to do that. Not in the land of shrubs that edge foundation plantings. This shouldn’t have foundation plantings to me. Less decoration and more substance, I think that will fit the style better.

ACTION:

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

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, 6, 8 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 617 Jupiter & 610 Hercules

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	8	4	-	-	6	6	6
	8	9	8	8	-	8	10	9
	7	8	6	-	-	-	-	8
	5	8	5	-	-	5	7	6

General Comments:

- Allow parking area to be more fluid, use curves, not angels to transition lot.
- Great addition to Grandview Commons, contextual and unique.
- Best multi-family design Urban Design Commission has seen in a long time!
- Great architecture. Site plan/landscape less so.