

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 5, 2012	
TITLE: 638 Hercules Court – PUD(SIP), Two Apartment Buildings. 3 rd Ald. Dist. (27551)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: September 5, 2012	ID NUMBER:	

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

SUMMARY:

At its meeting of September 5, 2012, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD(SIP) located at 638 Hercules Court. Appearing on behalf of the project were Brian Stoddard, and Brian Munson, representing Veridian Homes. Munson presented the northern transition out of the center of the development, 95 units in a variety of buildings that respond to the surrounding trees and duplex units across the street. They address the street edge and moved the parking to the center of the development. Stoddard discussed the architecture of the two, 3-story buildings with underground parking. The exception is the building along Hercules Way; in trying to show some sensitivity to the drop in grades the duplex units nearby they have dropped it to a 2-story building element. A large landscaped area is proposed in between the parking to break up the pavement. As the buildings front the street, they have individual unit entries. The site slopes significantly so the ends of the building will not have direct connections to the units. Building materials proposed include asphalt shingle, aluminum fascia/soffit, vinyl siding on the upper band with composite corners and composite trim around the windows. A lighter siding at some break points between other architectural elements is also being looked at. MagicPak units are being looked at for the air conditioning units and air vents, which they will attempt to locate perpendicular to the parallel face at the building façade.

Discussion by the Commission was as follows:

- It would be nice if you had context photos next time, it aids in the discussion on flat roof and building materials.
- The use of “not” vinyl would be nice; look at an alternative material.
 - Munson noted that a lot of the other development out here in Grandview have pitched roofs.
 - What’s across the street is the Oak Park Place campus, ranging from 2-stories with pitched roofs and flat roofs. We wanted to try to mix and match for an eclectic nature. The other aspect as it transitions out is duplexes and single families with different roof types.
- Grandview should be more of an urban style. I think we would prefer to see a flat roof in a more urban style and form. It would have some nods to what’s across the street but it should stand on its own.

- As a condition of approval for the project you'll need to identify those specimens to be maintained (tree inventory). Staff noted the need to identify all trees to be preserved at a minimum of 6" in diameter with Harrington noting his desire to identify trees in excess of 18" in diameter.

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 rating for this project is 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 638 Hercules Trail

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

General Comments:

- Flat or pitched roof could work, but if pitched, needs to be effectively scaled.