

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 13, 2013
<b>TITLE:</b> 5817 Halley Way at Grandview Commons – PD-SIP for 61 Condominiums in Two Buildings. 3 <sup>rd</sup> Ald. Dist. (07173)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
<b>DATED:</b> November 13, 2013	<b>ID NUMBER:</b>

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

**SUMMARY:**

At its meeting of November 13, 2013, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD-SIP located at 5817 Halley Way. Registered on behalf of the project were Meg Roback, Shawn McKibben and Ryan McKichan, representing Scott Frank. They did a fairly significant redesign of the landscape plan to address the comment that the landscape architecture didn’t relate to the building very well. They formalized the plantings around the entries and worked with the plant groupings and massings to tie to the massing of the building. The stone mass at the base of the building has been dropped as they work their way down the façade so that it meets the pedestrian scale much better with a more vertical bar of brick. They have activated the pedestrian realm particularly along the North Starr Drive façade by introducing a couple of benches, streetscaping at the corners of the building, and the introduction of low retaining walls. A corner vestibule has been introduced adjacent to indoor bike parking and the north walking trail. There’s a lot less stone and the rhythm of the brick and massing works more successfully. They refined all the proportions of the mullions to relate better to the rhythm of the brick. Forty-five indoor bicycle parking stalls and thirty outdoor stalls are being provided. They are negotiating the amount of stalls with the Zoning Administrator. Building material samples were shown.

Comments and questions from the Commission were as follows:

- I think this will complement the neighborhood nicely. I like it a lot.
- It has a rhythm now that is very successful.

**ACTION:**

On a motion by Cnare, seconded by Huggins, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0).