

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 8, 2017

TITLE: 604 South Point Road/9702 Watts Road –
Planned Residential Complex Consisting
of 8 Buildings with 274 Multi-Family
Units. 9th Ald. Dist. (43553)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: February 8, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, John Harrington, Richard Slayton, Tom DeChant, Rafeeq Asad, Cliff Goodhart, Michael Rosenblum and Sheri Carter.

SUMMARY:

At its meeting of February 8, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Complex consisting of 8 buildings with 274 multi-family units located at 604 South Point Road/9702 Watts Road. Appearing on behalf of the project was Randy Bruce, representing John McKenzie. The development team has reduced the amount of paving, increased the center space, increased the amount of landscaping and changed some of the species based on previous Commission comments, with the only architectural change being a change in bracket structure to terminate the bracket at the underside of the soffit.

Comments and questions from the Commission were as follows:

- If you're going to have gutters on there, have you thought about how you'd bring the downspouts and not compete or conflict with the brackets?
 - The bracket details are on the end elements, so we're going to try to get the gutters and downspouts on that return face and bring it down to the lower roof.
- You have a community room in the middle. Did you ever look at how to access that from South Point?
 - We talked early on about different locations for that, we ended up centralizing it here for the convenience of these residents, and then providing for pedestrian access here, and along a future greenway. The Phase 2 would be coming either off the City sidewalk or we're working with the City on creating a landscaped greenway here with a path system, which would also provide access.
- And you have parking by the community room?
 - Yes.
- I'd like to encourage the landscape architects to relax the plantings around the building. It doesn't have to come back to this body. Engage other aspects of the landscape.

ACTION:

On a motion by Goodhart, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0).The motion acknowledged the need to adjust the landscaping around the building to be spread more tightly and less of a blob around the buildings and relating better to other adjacent landscape elements.