

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 19, 2007
TITLE: 5817 Halley Way at Grandview Commons – PUD-SIP, for 61 Condominiums in Two Buildings. 3 rd Ald. Dist.	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 19, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Jay Ferm, Richard Slayton, Bruce Woods, and Marsha Rummel, Lou Host-Jablonski and Todd Barnett.

SUMMARY:

At its meeting of September 19, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** on a PUD-SIP located at 5817 Halley Way. Appearing on behalf of the project were Joseph C. Hanauer, Scott Frank, Jim Klett, and Stu LaRose. Prior to the presentation the applicants noted that many of the concerns raised with previous referral of the project were similar to those raised by the Architectural Review Committee for Grandview Commons. The project has been modified to meet both the Commission's and the Grandview Common's Architectural Review Committee's concerns. It was further noted that the application packet contained details as to the project's consistency with the overall development plan for Grandview Commons as previously requested. A presentation of the modified plans featured the following:

- The main street side entries to the building have been redesigned to feature a contemporary effect with a tall glass treatment and covered canopies.
- The 6-8 foot high blank walls along the south, north and west elevations have been softened with modifications to the proposed foundation plantings, as well as the inclusion of windows in the exposed lower level garages.
- On the north elevation stoops with stair connections have been provided into the adjacent park open space on the property adjacent to the pond area with the creation of a grand stair, as well as stoop/stair connections from individual units along the north elevation.
- The pathway adjacent to the pond has also been modified to emphasize the existing path within this area as a main feature of the open space with additional landscape plantings.
- On the south elevation connections to the sidewalk has been provided with the provision of individual paths from individual units to the public walk, along with other amenities.
- A change in the color of the brick to a deeper tone has been provided to create more of a contrast with the siding.

Following the presentation the Commission noted the following:

- Between the glass door and grand stair on the north elevation, create a patio area between.

- The stair's shallow pitch works well with elderly clientele but concerned with code; may need a second rail.
- The upper landing between the glass door and grand stair should be a patio but at minimum should be enlarged. In addition, pay attention to pavers on paths and provide an alternative to the use of skyline locust such as Kentucky coffee tree.
- The elevations relating to entrances feature siding coming down to the tops of fixed windows overlying the entry; needs more formality, consider brick above the glass. As an alternative look at other methods to provide a transition between the siding and window treatment above the entry.
- Appreciate rooftop deck as an added amenity.
- Concern with the use of fiber cement panels on the face of the canopy at the entry; make the canopy a steel channel and consider a steel channel termination to the bottom of the siding top the window treatment above the entry.

ACTION:

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required the replacement of honey locusts with Kentucky coffee tree on the landscape plan, the use of modular pavers at the base of the grand stair, in addition to flexibility with the use of fiber cement as a canopy treatment, as well as the transition between the siding and fixed windows above the main entries with the suggestion of the use of a steel channel to act as a transition between the siding and the upper windows at the entry, as well as on the canopy structure.

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, 7, 7.5, 7.5, 8 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5817 Halley Way

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	9	7.5	7.5	8	-	9	9	8.5
	7	8	6	-	-	7	-	7.5
	-	-	-	-	-	-	-	7.5
	6	6	6	-	-	6	-	6
	6	6	5	-	-	5	6	6
	7	7	8	9	-	8	7	8
	7	7	8	6	-	6	7	7

General Comments:

- Well done.
- Very nice.
- Very nice landscape plan. Nice additions of stairs to grade in appropriate places. Clean, clear architecture, well-connected to its site.
- Good job listening and responding to UDC comments. Excellent job of linking apartments to landscape. Beautiful stairway.
- Thanks for restoring the old pathway.