

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 15, 2015

TITLE: 6851 McKee Road (formerly 6901-6921 McKee Road) – PD(SIP), Two 3-Story Apartment Buildings with 80 Units. 7<sup>th</sup> Ald. Dist. (38463)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: July 15, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Tom DeChant, Sheri Carter, Richard Slayton, Cliff Goodhart and John Harrington.

**SUMMARY:**

At its meeting of July 15, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD(SIP) for two 3-story apartment buildings with 80 units. Appearing on behalf of the project was Kevin Burow, representing Oakbrook Corporation. This is a tax credit endorsed by the City and awarded with incentives from the Mayor. Two 3-story buildings are proposed with the first one in line with the sidewalk and the second building slightly down from that. The revised middle concept shows the removal of one row of parking for a total of 42 surface parking spots, enhanced the playground area and provided much more greenspace in front of the building. The second building is still sitting next to the stormwater retention area for this whole development and they’ve increased those greenspaces as well. The goal for the playground is a natural environment to engage in nature. The building materials include masonry siding and asphalt shingle roofs. There is underground parking associated with both structures.

Comments and questions from the Commission were as follows:

- I recognize and appreciate the additional greenspace. I do think that the one bank of 5 parking stalls really impedes upon what you’re trying to do with your playground. I’m wondering if that’s something you know you need? Consider banking for future needs.
  - We feel we may need the stalls, and secondly it’s going to serve as a relief point for snow removal.
- I’m sure you have an area with no curbing where you could push the snow off to. That just seems to really impact what you’re trying to do with that whole play area, and I also think it’s kind of a safety issue. Having people turning and coming through the parking lot, you’re creating conflict. I feel good that you reduced stalls, I would suggest if you could figure out a way to eliminate it or not do it unless you really find you have to. I’d rather you try not to have it.
- I almost would take that sidewalk band right out (40° angle in front of south building), that’ll give you a lot more front yard space for both buildings and the green area.

- This particular sidewalk provides handicapped access to the building, because of the terrain and everything sloping down, I have to have a ramp somewhere, and we're trying to have it flow naturally to the entrance.
- Could it be universally accessible somehow, with one route ramped?
  - We need to have sidewalk in front of the stalls.
- This little notch here where it goes up, could this be straightened?
  - We're trying to maintain Fire Department protection on both ends so we're trying to keep a center between the two.
- This drive could be straight rather than angling over and you'd have more green here. Part of me likes this. And I agree with John about putting the snow in soft areas.
- On the topography, if you looked at where your 88 parking spaces are the actual elevation of the asphalt, maybe you can split the difference of the area of asphalt to lessen that grade change to the building.
- Look at how the buildings aren't just identical replications of each other, create neighbors.
- There may be an opportunity to actually take advantage of the hip roof forms and make them strong elements, really strengthen the corners. I could almost see that center portion recessing back slightly and two large hip roof forms on either side becoming more dominant. With the brick element where you have the entrance, I see a composition almost starting with the center piece and if it were a brick corner it could be really strong. You have the opportunity to carry this across through multiple balconies, this lowered roof.
- When we have had projects with vinyl siding, we've looked at trying to keep it at length that would allow you to have a continuous run, rather than seeing the tell-all and the corners. Limit the length of vinyl to omit the vertical seams, if that is the necessary product.
- We're not opposed to a flat roof option either.
- Are these magic-paks or split systems?
  - We do have magic-paks but they're on the sides of the balconies, recessed and not on the front façade. Where that was unachievable we went to a central furnace. Condensers will be strategically placed around the foundation and screened.

### **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 ratings for this project are 5 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 6851 McKee Road**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	5	-	-	-	6	5	6
	5	5	-	-	-	5	-	5