

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 12, 2015

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

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: August 12, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Tom DeChant, John Harrington, Cliff Goodhart, Richard Slayton and Lois Braun-Oddo.

SUMMARY:

At its meeting of August 12, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD(SIP) for two 3-story apartment buildings with 80 units located at 6851 McKee Road. Appearing on behalf of the project were Michael Morey and Kevin Burow, representing Oakbrook Corporation. Enhancements to the project include providing more greenspace and minimizing the impact of parking against play areas. By eliminating six parking stalls they can pull forward a prairie area. They have also minimized the ramping going into one building for more landscaping enhancements. Exterior architecture creates two large elements and minimizes the effect of the larger roof behind. Building samples were shown.

Comments and questions from the Commission were as follows:

- I would think with a project called “Maple Grove” you would have at least one Maple tree if not a grove of Maples.
- You really addressed a lot of the concerns we have with the landscape plan.
- The corner elements that punch through the roofline; might they be stronger and support the corners if they didn’t punch through?
 - Those are the corner apartment units and we like to utilize that space with larger ceiling volumes.
- Still from the exterior it looks like it’s not supporting the roof, it’s punching through it. It’s much more fussy than the rest of the composition that seems kind of self-assured and really nicely done. To me those corners are just a little too fussy.
- I tend to agree.
- When I look at the east elevation, the piece that bothers me most about those corner elevations is that it tries to make that building symmetrical, when in reality if you just had a stronger element on the right it would now relate to that Golden Copper Lane and the other building, rather than acting symmetrical.
- They don’t really punch all the way through; I’m seeing a lot of valleys in the roof, and then I see that the edges of the trusses just kind of hang out there. It seems kind of unresolved with these truss edges hanging out there.

- Maybe you go to metal at those roofs and it's more of a simple eyebrow, rather than a turret.

ACTION:

On a motion by Goodhart, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided that the applicant consider an "eyebrow" or revise the corner turret roof to be less of a protrusion, to be reviewed by staff.

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: 6851 McKee Road

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

General Comments:

- “Maple Grove Commons”...no maples, no commons...