

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: October 26, 2016
TITLE: 489 Commerce Drive – New 4-Story, 79-Unit Multi-Family Development. 9 th Ald. Dist. (43951)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: October 26, 2016	ID NUMBER:

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

SUMMARY:

At its meeting of October 26, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new 4-story, 79-unit multi-family development located at 489 Commerce Drive. Appearing on behalf of the project was Randy Bruce, representing Rouse Management. The landscape plan has improved around the building as well as the detention pond. The building has a strong commercial architectural presence on the corner using a two-story articulation with elongated glass. The exterior is a combination of rough-faced cast stone in an enlarged format using horizontal composite siding. A rooftop terrace is provided at the upper level.

Comments and questions from the Commission were as follows:

- The staff report mentioned usable open space, and to make the corner read more commercial.
 - I feel this corner right now with the elongated glass really does reach that commercial architectural appearance. We do have this rooftop terrace that provides very usable outdoor open space. We’re also going to work with Planning staff and Engineering on ways to utilize this detention pond.
- The small square openings in the parking level are in fact glass?
 - Correct. It won’t be a clear glass so you won’t see mechanicals, but we want to let the light in.
- We’re trying to cool down these parking lots. The trees in the islands should be canopy trees, and there should be another one across in that long line.
- We try to discourage having stone mulch. Use shredded bark mulch instead.
- It’s really hard on these kinds of plans to read how those plants integrate with the architecture. It looks like it’s right in front of a window too.
 - I could work with AI, we could superimpose the windows on this.
- I would like to see some revision on the wavy lines here. Something that follows the edge of the building a little bit more; it seems like it’s on its own.
- With the masculine feeling of the building, this treatment around the edge with the wavy lines doesn’t relate to the building. I’d like it to be bold like the building is bold.

- Right next to the handicap stall there's a Crabapple. Use a different tree there because when you exit the vehicle there will be a tree branch right in your face.
- There's a straight line along here (easement); I'd like to see this little indentation in the pond be landscaped heavier so it really accentuates that.
 - I will confirm that that won't interfere with our stormwater management.
- Whatever you can do to encourage that the pond is formed around existing vegetation.
- Look at how the structure reads on your outdoor terrace when it hits against that adjacent unit. If the beams of every grid are still reading through or if that unit wall is strong enough to terminate that. As we see that from the ground, to have that feel complete; you might need to slide that unit wall over.

ACTION:

On a motion by Slayton, seconded by Harrington, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion provided for address of landscape and architecture comments and to return to staff for final approval.