

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 28, 2017

TITLE: 3601 Cross Hill Drive – Planned Residential Complex of 189 Residential Apartment Units. 17th Ald. Dist. (46932)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: June 28, 2017

ID NUMBER:

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

SUMMARY:

At its meeting of June 28, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Complex located at 3601 Cross Hill Drive. Appearing on behalf of the project were Ulian Kissiov and Justin Frahm, representing JSD Professional Services, Inc.

The applicant gave a brief background of the project. Due to the surrounding cars, they wanted to create an oasis with parking on the perimeter. As the surrounding buildings have high-tech arch (with metal panels) which influenced the site’s architecture, the applicant will use either metal paneling or LP Smartside paneling. The perforated metal they are proposing is a light-gauge but is strong. The applicant then reviewed the changes from their Informational Presentation given on May 24, 2017. They have revised the drive aisle to shift the perpendicular stalls away from the buildings (replaced with parallel stalls). They kept perpendicular stalls on the inside of the drive aisle because of the accessible stalls, but didn’t include parallel stalls in some locations around the inside of the drive aisle due to lack of space. They created a more natural, organic shape of the storm water basin at the north and southeast corner of the lot. They studied the Urban Design Commission’s comments from the previous meeting regarding redesigning the Club House to allow one to see through it from the street to the interior courtyard. They decided not to do it because several rooms within the Club House are locked and they didn’t want to widen the space due to the existing proportions of the exterior of the building. The interior courtyard is also one level lower so one would not be able to see any of the amenities, only ‘Building C’ across the way. They spoke about the transitions to the neighboring lot, pointing out that the Wilde Honda sits lower than the subject site and so the landscaping along that property line will help diffuse some of the light coming off of the cars. For the western lot line, they created a layering of landscaping species (by adding additional evergreens and upright columnar species). Additional canopy trees along the east were added, as well as benches in the interior courtyard. Additional canopy trees have been added all along the perimeter, which increases the number of canopy trees on the site from 21 to 35. For the central patio area, they have created more passive, private areas up at the upper spaces and more active, public spaces with the pool, that will be ADA accessible from the parking areas.

ACTION:

On a motion by Harrington, seconded by Goodhart, the Urban Design Commission the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0).

The motion provided for the lighting and photometric plans to be approved at a staff level, for the applicant to change the stone mulch for shredded bark, and remove lamp posts from within the parking lot tree islands.