

AGENDA # 15

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 28, 2017

TITLE: 1704 Autumn Lake Parkway – Planned Residential Complex Containing a Two and Three-Story 29-Unit Apartment Building with Underground Parking. 17th Ald. Dist. (47500)

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 1704 Autumn Lake Parkway. Appearing on behalf of the project was Greg Held, representing Knothe & Bruce Architects, LLC. This is a partially built-out residential neighborhood, with the zoning text prescribing commercial. It has now been turned into flex space. Architecturally the building is similar to what is already existing, the different being the flex space; metal roofing sets off those ends of the building as being different.

Comments and questions from the Commission were as follows:

- Are the differences in buildings colors?
 - The forms are a little different. There are actually different colors across the site. It’s the same materials in different colors.
- What’s driving this option for possible flex space or commercial?
 - When the plat was originally approved there was the thought that this would be a good location for that, but it’s being built-out in phases with it already being multiple years since this was approved. So rather than build them as commercial and have them sit vacant, get it built as apartments where they could be changed out later.
- My concern is in the future maybe none of us will be on this Commission, but somebody will be asked to approve signage, and the building isn’t really designed for that. Have you made any consideration as to a signable area, whether is underneath the gutter line or the metal roof?
 - I would honestly say we have not. It’s probably a good consideration to make.

ACTION:

On a motion by O’Kroley, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0).