

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** July 11, 2018

TITLE: 5817 Halley Way at Grandview Commons
 – Minor Amendment to PD for “Capitol
 View at Oak Park.” 3rd Ald. Dist. (07173) **REFERRED:**
 REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: July 11, 2018 **ID NUMBER:**

Members present: Richard Wagner, Chair; Lois Braun-Oddo, Rafeeq Asad, Tom DeChant, Amanda Hall, Cliff Goodhart and Christian Harper.

SUMMARY:

At its meeting of July 11, 2018, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a minor amendment to a PD for “Capitol View at Oak Park” located at 5817 Halley Way. Registered in support of the project was Bradley Servin, representing Oak Park Place. This project was originally approved in 2015 but went on hold; it is now moving forward with modifications. In the 2015 original approval, the project was a mixed-use occupancy with 82 market-rate apartments, with a percentage of retail at the ground floor. Updated plans show 100 apartments with a percentage to be affordable, 80% at market rate. The increased density triggered the project to come back through the approval process. The shape of the building is the same with a reduced footprint and an increase in the efficiency of apartments. The site rises from west to east. Currently all parking is underground, with a dozen surface parking spaces. The landscaping concept remains the same as the previous approval but has shifted to accommodate the new exterior building articulation. The elevations are similar, with changes to articulation, the façade setback and brick height. Servin reviewed the building materials and height changes. They could possibly add more units at the east end of property, pushed further to the north. They will reach out to City Forestry to evaluate the trees to the north. There are some Ash trees in that cluster, they will be evaluated.

Comments and questions from the Commission were as follows:

- The tree cluster, is that land part of the developer’s property?
 - Yes the boundary goes to the street.
- Is there parking on the street around the site?
 - Yes.
- There’s so little surface parking. If people have guests, where would they park? It’s very densely parked.
 - We are meeting the minimum requirement. We also have 12 on the east end. The client does have employee parking which becomes free in the evenings.

- Looking at the approved elevations versus the ones in progress – the projecting bays were all brick before and more narrow. At the very least, the projecting bays start and end with brick, all the way up. Mitigate the siding projection.
- When you come back bring updated perspectives. Especially the corner, I want to see how that changes. It's important to see that corner and the detailing. Take the brick back up.
- Follow through on working with City Forestry on the tree census, what to keep versus what goes. If anything is worth saving, try to save it, even if it changes the path or rain garden. The attraction of the original design was the greenspace.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.