

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** June 25, 2014

**TITLE:**      10203 Mineral Point Road - TR-U1,  
                  Planned Residential  
                  Complex/Conditional Use Consisting  
                  of Two Multi-Family Buildings with  
                  100 Dwelling Units. 9th Ald. Dist.  
                  (34509)

**REFERRED:**  
**REREFERRED:**  
**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

**DATED:** June 25, 2014      **ID NUMBER:**

Members present were: Richard Wagner, Chair; Cliff Goodhart, Lauren Cnare, Tom DeChant and Richard Slayton.

**SUMMARY:**

At its meeting of June 25, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Planned Residential Complex/Conditional Use located at 10203 Mineral Point Road. Appearing on behalf of the project was Ulian Kissiov, representing Grand Arbor Reserve, LLC. Kissiov presented plans for one building containing 100-units that visually looks like two with one centralized entrance and vestibule. Indoor bicycle parking is provided. This is designed to create the image of rowhouses next to detached single-family homes. A park and greenspace for stormwater management are proposed. The project does not utilize brick; a panel system will be used that allows caulking on the backside so it's hidden.

Comments and questions from the Commission were as follows:

- Are these multi-story units?
  - No.
- This is 10 miles from downtown. This doesn't call for a downtown urban solution. I think it's a nice solution, especially for an informational presentation.
- I like your approach to bring the buildings to the street. Providing that park area is great. Putting the parking behind the building all works nicely. Where you can, incorporate stormwater management in small pieces throughout the property as it works its way to the detention pond.
- With planting and perhaps landscape forms, screen the parking from Mineral Point Road.
- You have the option to go very formal or very natural with your landscaping of the park, or a blend of each. I think you can create something very exciting.
  - I'm afraid we are not engaging designing the park. Even just your corner piece.
- Is the middle building a community space? Have you thought of a simple gable there? It seems like the flat roof of that piece, if it had a simple gable on it might complement your geometry and the other roofs you have.

- I have thought of that. I don't want to mimic other buildings, this is the low connection and I want it to be flat.

Or a pyramid.

- If the budget allows I'm always for skylights.
- Be cognizant of where air conditioning condensers are located.
  - Magic paks. They're all hidden.
- I think the more you use natural plant material, the better.

### **ACTION:**

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

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 ratings for this project are 6 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 10203 Mineral Point Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	8	-	-	-	-	-	8
	6	7	-	-	-	-	6	6

General Comments:

- Best multi-family in real contemporary style that we've seen in a long while!



Department of Planning & Community & Economic Development  
 Planning/Building Inspection/Economic Development/Community Development  
 Steven Cover, Director

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 215 Martin Luther King, Jr. Boulevard  
 P.O. Box 2985  
 Madison, WI 53701-2985  
 (608) 266-4635

**REVIEW REQUEST FOR:**

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

10202 Rustling Birch Road  
 Construct 100-unit apartment building  
 Grand Arbor Reserve, LLC/Ulian Kissiov

**PLANNING DIVISION CONTACT:** Tim Parks

**RETURN COMMENTS BY:** 10 September 2014

**PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:**

Applicant E-mail: ukissiov@charter.net Fax: \_\_\_\_\_  
 Date Submitted: 06 August 2014 Plan Commission: 22 September 2014  
 Date Circulated: 11 August 2014 Common Council: n/a

**CIRCULATED TO:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> ZONING               | <input type="checkbox"/> DISABILITY RIGHTS           | <input checked="" type="checkbox"/> ALD. <u>Skidmore</u> DIST. <u>9</u> |
| <input type="checkbox"/> FIRE DEPARTMENT      | <input type="checkbox"/> POLICE DEPT. - CHANDLER     | <input type="checkbox"/> MADISON GAS & ELECTRIC                         |
| <input type="checkbox"/> TRAFFIC ENG          | <input type="checkbox"/> CITY ASSESSOR - M. RICHARDS | <input type="checkbox"/> ALLIANT ENERGY                                 |
| <input type="checkbox"/> PARKS DIVISION       | <input type="checkbox"/> MADISON METRO - SOBOTA      | <input type="checkbox"/> A T & T  |
| <input type="checkbox"/> CITY ENG. - DAILEY   | <input type="checkbox"/> MMSD BOARD, C/O SUPT.       | <input type="checkbox"/> T D S  |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKE    | <input type="checkbox"/> MT. VERNON TELE                                |
| <input type="checkbox"/> WATER UTILITY        |  |   |
| <input type="checkbox"/> ECONOMIC DEV - OLVER | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION   |   |
| <input type="checkbox"/> REAL ESTATE          |  |   |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

**RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.**

**NO COMMENTS / YOUR COMMENTS:**

**I SUPPORT THIS PROJECT AND I RECOMMEND APPROVAL**

*[Handwritten Signature]*

9/2/14