

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 10, 2015

TITLE: 5817 Halley Way at Grandview Commons
– PD-SIP for 82 Condominiums in Two
Buildings. 3rd Ald. Dist. (07173)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 10, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Tom DeChant, John Harrington, Cliff Goodhart, Richard Slayton, Melissa Huggins and Sheri Carter.

SUMMARY:

At its meeting of June 10, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD-SIP for Grandview Commons located at 5817 Halley Way. Appearing on behalf of the project were Mark Kruser and Shawn McKibben, representing Oak Park Place. Kruser discussed modifications to the previous version of approved plans. The unit mix/type and square footages have changed. The biggest massing change is a reduction in one level on the building. A pocket park remains. Previously a stone product was shown around the building; they are now switching to a thinner stone veneer that is more natural looking, which will wrap all the way around the building. Modular brick in a light beige color is proposed. The patio has been simplified on the tree planting issue in two streetscape areas. Staff noted comments by Kevin Firchow noting issues with the reconfigured patio, tree planting, upper story exterior materials and the bike entrance. In regards to the upper story setbacks and exterior materials, the Commission agreed with staff on the use of additional brick on the upper south elevation, all the way across. The landscape plan shows Honey Locusts (from previous plan) being replaced with small Japanese Tree Lilacs; the Commission noted columnar tree options to include Fagus Sylvania ‘Dawyckii’ and Quercus Robur except to the left side of the underground parking entry where Japanese Lilacs were acceptable. The bicycle entrance needs to read as more of an entrance. The rain garden should be integrated better into the natural setting; adjust the sidewalk in back to protect existing trees and play with contours and shape of the rain garden to create a better setting. The change in material needs to be resolved as it turns the corner; in regards to the upper story setbacks and exterior materials, the Commission agreed with staff on the use of additional brick on the upper south elevation, all the way across. The bike parking entry was accepted as designed.

ACTION:

On a motion by Goodhart, seconded by Harrington, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided for continuous building materials across the entire building’s façade, brick return on the upper level, street trees and landscape improvements near the woods as noted.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5817 Halley Way

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	5	-	-	5	6	-