

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 21, 2007
TITLE: 6809 & 6827 Milwaukee Street, 120 Windstone Drive, 6826 Reston Heights Drive – PUD-SIP for 34-Units. 3 rd Ald. Dist. (05672)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 21, 2007	ID NUMBER:

Members present were: Paul Wagner, Lisa Geer, Robert March, Bruce Woods, Todd Barnett, Ald. Noel Radomski and Michael Barrett.

SUMMARY:

At its meeting of February 21, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD-SIP for 34-units located at 6809 and 6827 Milwaukee Street, 120 Windstone Drive and 6826 Reston Heights Drive. Appearing on behalf of the project was Casey Louther. The plans for the project provide for the development of a 22-unit apartment building, along with three 4-unit apartment buildings on two combined lots located at the intersection of Milwaukee Street and Windstone Drive. The 22-unit building is located along the westerly portion of the combined lots and is designed to be 2-stories in height around its perimeter with a 3-story central core. The three 4-unit buildings are located along easterly portions of the combined sites and feature two-story buildings with lower level 2-car attached parking for each unit. Louther noted that the owner requests consideration that all 4-unit buildings be the same color. Following the presentation, the Commission noted the following:

- Consider the use of one contiguous parking garage at the lower level for all four buildings; Louther noted that it was a cost issue but would provide further information.
- Need a gathering area or patio for the 22-unit building in areas outside of the pipeline easement.
- The use of copper roof elements does not relate to the prairie style of the rest of the 22-unit building; should be more integrated with more use elsewhere or replace with a more compatible material consistent with the other materials within the palette of the materials.
- The brick return details are not consistent. Brick returns should go all the way not to 1-foot within recesses.
- On the 22-unit buildings, study where brick and stone will be placed. Be careful about mixing the two, stone types should relate to the prairie style.
- Relevant to the 4-units, concern with how gutters and downspouts will work in regards to their relationship to the roof fascia and various building elevations.
- Run rainwater through turf, not the driveway.
- Use architectural shingles, not with fake shadow lines.
- Use hardiplank corner boards. Louther noted that painted miratech boards were proposed.
- Check with Traffic Engineering to minimize driveway width.

- Not nuts about walls between units on porches. Look at alternatives such a low wall at railing height. If the 4-units are all to be the same palette, use real colors not beige.

ACTION:

On a motion by March, seconded by Geer, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required address of the above stated concerns.

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 5, 6, 6, 6, 6, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6809 & 6827 Milwaukee Street, 120 Windstone Drive, 6826
Reston Heights Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	7	9	-	-	7	8	8
	6	6	6	-	-	-	6	6
	7	6	6	-	-	7	6	6
	6	7	8	-	-	7	6	7
	6	6	6	-	-	6	6	6
	5	6	5	5	-	6	5	6
	5	5	5	-	-	5	5	5

General Comments:

- Like idea of creating.
- Great deck and porch areas on 4-units. Might be nice to have an outside gathering area for the 22-units. Like the idea of a rain garden in the “no tree” area.