

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 26, 2008
TITLE: 7197 Elderberry Road – PUD-GDP for 38 Duplexes, 32 Townhomes and 30 Apartment Units. 9 th Ald. Dist. (09657)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 26, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski, Marsha Rummel, Bruce Woods, Richard Slayton, John Harrington, Bonnie Cosgrove and Jay Ferm.

SUMMARY:

At its meeting of March 26, 2008, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD-GDP located at 7197 Elderberry Road. Appearing on behalf of the project were Dan Heffron, Stephen Tremlett and Jason Valerius, all representing Pheasant Ridge, LLC. Prior to the presentation staff noted that the Planned Unit Development-General Development Plan (PUD-GDP) component of this subdivision plat is similar to its utilization as part of the numerous Veridian subdivisions utilizing a mixture of conventionally zoned parcels in combination with PUD zoned lots which provides an alternative for the development of lots requiring flexibility for a diversity of housing types. The project provides for the development of 38 duplex units, 32 townhome units and 30 apartment units on 15 lots under the proposed PUD-GDP zoning designation as part of the subdivision plat, in combination with 90 conventionally zoned R2T single-family lots. The PUD-GDP supports the development of 10 duplex lots; 1-2 story structures featuring a smaller front yard setback, the development of a 3-story, 30-unit apartment building with underground parking on a 1.6 acre parcel located at the intersection of Bear Claw Way and Warwick Drive, the development of two, 2+ acre lots featuring a combination of 32 condominium townhouse units with underground parking and the development of two lots located along the south side of Slate Street with a combined 9 duplex buildings. Following the presentation the Commission noted the following:

- The development of a round-a-bout off of the southwesterly corner of the subdivision plat adjacent to the proposed 30-unit apartment building located on Lot 11 (an element of the PUD-GDP) should be adequately sized for bike and pedestrians, visibility, view distance may be effected by the building's proximity to the corner and effect bike and pedestrian circulation.
- Consider the use of a concave building form on the site to mimic the form of a round-a-bout.
- Like order and relationship between buildings, need to study footprint for large mass buildings.
- Make the center greenspace of Woodstone Boulevard between lanes larger to provide for more public use as designed skimped.
- Look at providing small rain garden/rain water detention areas throughout the plat. In addition to enlarging the greenspace at the center of Woodstone Boulevard enhance its appearance with trees, including consideration for seating areas, artistic features around the stormwater detention pond.

- Plan on providing a bike/pedestrian path connection through the stormwater detention pond area to the greenway now, not later. Resolve the termination of the green strip on the westerly perimeter boundary of the site instead of stopping.
- Attempt to make all streets ADA compliant with a 5% grade, especially those adjacent to the attached townhomes on the southwesterly corner of the subdivision plat to be zoned PUD-GDP.

ACTION:

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-0). The motion required further address of the above stated concerns, with the Commission noting that many areas of the issues relevant to the subdivision plat were primarily to those areas not to be zoned PUD-GDP, where potential modifications to these areas within the proposed subdivision plat would ultimately affect the configuration, size and other elements of those lots to be proposed rezoned PUD-GDP, therefore appropriate to be the subject of the Commission's recommendations. The Commission further noted the need to address the following:

- Basic network of streets, building types and uses are acceptable where the development of Woodstone Boulevard needs to provide for a wider greenspace at its center, as well as tree and other amenities as noted within the above report.
- Further development and analysis of stormwater detention pond as a public space, as well as providing connectivity to the adjacent greenway areas to the west, as well as the enhanced greenspace amenities along Woodstone Boulevard and consideration for connectivity to lands to the east.
- Consider realigning the southerly green strip adjacent to the eastern boundary of the site to provide for an extension of Woodstone Boulevard to the east.
- Provide for the refinements to the round-a-bout circle as well as the orientation of the proposed apartment building off of the southwesterly corner of the subdivision plat (zoned PUD-GDP).
- Consideration for the realignment of Outlot 1 with the centrally located greenspace within Woodstone Boulevard and Outlot 2 the stormwater detention pond should provide for both bike and pedestrian connectivity.
- Make sure that the round-a-bout is adequately sized and should relate to the building type and design on Lot 11.
- Provide alternatives to the concentration of stormwater detention facilities on proposed Outlot 2 only.

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, 7, 7, 7, 8.5 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 7197 Elderberry Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	8	-	-	9	-	6	9	9
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	8.5
	7	-	-	6	-	6	6	6
	7	-	-	-	-	-	-	7
	6	6	-	-	-	6	6	6
	-	-	-	-	-	-	-	7

General Comments:

- Awesome job. Plan and build ped and bike connections to adjacent properties and area parks.
- Impressive first meeting and plan. Message to Council – UDC needs to have (some) jurisdiction over creation and approval of plats. Staff plats something and 10 years later it may get developed...all major decisions have been made. UDC should have presentations about context. If developers need to provide context, so should staff.
- Very good beginning. Look at Woodstone Boulevard as heart – larger/wider?
- Interesting plan, good start.
- Nice site layout. Great opportunity to combine stormwater and pedestrian/bike connectivity.
- Great start and connection of building types. Arrangement of larger buildings can enhance aesthetics.
- Fine beginning.