

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 7, 2007
TITLE: 610 Hercules Trail/5818 Charon Lane (Lot 455) & 617 Jupiter Drive/5801 Charon Lane (Lot 456) – PUD-SIP for 36 Residential Units. 3 rd Ald. Dist. (05442)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 7, 2007	ID NUMBER:

Members present were: Paul Wagner, Lisa Geer, Robert March, Bruce Woods, Todd Barnett, Cathleen Feland and Michael Barrett.

SUMMARY:

At its meeting of March 7, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP for 36 residential units located at 610 Hercules Trail/5818 Charon Lane (Lot 455) and 617 Jupiter Drive/5801 Charon Lane (Lot 456). Appearing on behalf of the project were Brian Munson and Roger Guest. An overview of a site grading plan, in conjunction with cross-sections of the various building types and their respective locations relative to existing grades on the site provided the basis for explaining the need to cluster the different unit types within their specific groupings in order to take advantage of the natural topography of the site to provide for non-street side access to lower level garages in each of the unit types with access to a cluster of three detached 4-unit buildings off of a shared private alley. Adjustments to the site plan has allowed for an increase in a central core of greenspace at the center of the site. The design and location of interior visitor surface parking has been modified to eliminate and reduce the number of stalls by five. Following the presentation, the Commission noted the following:

- On Building I-9 the detailing does not appropriately identify materials that wrap around corners on projecting bays, specific as to the detailing such as corner boards, in addition sills on windows should be provided.
- The landscape worksheet counts plants not within 10-feet of a parking area as allowed within the code. The landscape worksheet needs to be redone to reflect those plantings that are allowed to be included within the calculations.
- Compliment the applicant providing windows on all garages.
- Note that cut-off fixtures will be used on the lighting plan, in addition to reducing glare from the bollard fixtures.

ACTION:

On a motion by Feland, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required submission to staff of revised elevational details for Building I-9 to include front elevation differential detailing for the projecting bay,

the architecture of the single gabled projections shall be detailed to match character of double gables, including creating a shadow line by providing sills on windows and windows to garages.

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, 7, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 610 Hercules Trail/5818 Charon Lane (Lot 455) & 617 Jupiter Drive/5801 Charon Lane (Lot 456)

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	8	7	6	-	7	8	7
	5	5	6	6	-	6	5	5
	6	6	6	6	-	7	5	6
	-	-	-	-	-	-	-	7.5
	6	6	6	6	6	6	6	6
	7	7	7	-	-	7	7	7
	6	6	8	8	-	7	8	7

General Comments:

- Appreciate selection of the building type to fit within the topography. Nice landscape treatment. Correct worksheet for staff review.
- Architecture not great.
- Tasteful townhomes. Site plan very well adapted to topography.
- Nice project! Improvement over previous site plan.