

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: October 7, 2009
TITLE: 1802 Maple Crest Drive - Hawk's Landing Golf Club Lot 53 - PUD(GDP-SIP) Allowing for the Replacement of Fifteen 6- Unit Buildings with Fourteen Duplex Units and Seven 10-Unit Buildings. 1st Ald. Dist. (15685)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: October 7, 2009	ID NUMBER:

Members present were: Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Ron Luskin, Richard Wagner and Jay Ferm.

SUMMARY:

At its meeting of October 7, 2009, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 1802 Maple Crest Drive. Appearing on behalf of the project were Don Schroeder, Jeff Haen and J. Randy Bruce. The plans as presented by Bruce and Haen highlighted the following modifications:

- A reduction in the overall amount of paving with a widening to 8-feet on the north/south pathway with utilization of a scoring pattern for areas that are primarily pedestrian.
- Parallel parking has been provided on the northerly sides of the east/west street on both sides with driveways for the duplex parking courts adjusted and a sidewalk proposed on the street's southerly side.
- A review of the building material color palette emphasized the use of hardi-siding with groupings of buildings featuring a recognizable color scheme.

Following the presentation the Commission noted the following:

- Use signage to regulate parking, suggest making sidewalk curving flush for accessible access.
- Stripe on-street parking if necessary, especially between drives, provide for the use of a mountable curb.

ACTION:

On a motion by Slayton, seconded by Luskin, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0). The motion emphasized the use of signage and striping to regulate on-street parking including the use of a mountable/flush curbing adjacent to the sidewalk for accessible access.

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 5.5, 6, 6, 6, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1802 Maple Crest Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6
	6	6	-	-	-	6	6	6
	6	6	6	-	-	6	6	6
	6	6	-	-	-	5	6	6
	6	6	-	-	-	6	6	6
	-	-	-	-	-	-	-	5.5
	-	-	-	-	-	-	-	6

General Comments:

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 16, 2009
TITLE: 1802 Maple Crest Drive – Hawk’s Landing Golf Club Lot 53 – PUD(GDP-SIP) Allowing for the Replacement of Fifteen 6- Unit Buildings with Fourteen Duplex Units and Seven 10-Unit Buildings. 1 st Ald. Dist. (15685)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 16, 2009	ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Dawn Weber, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Ron Luskin, Richard Wagner and Jay Ferm.

SUMMARY:

At its meeting of September 16, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) located at 1802 Maple Crest Drive. Appearing on behalf of the project was Randy Bruce, representing Hawk’s Condominiums Corporation.

In response to the Commission’s previous comments on the project, Bruce noted:

- The elimination of the north/south connector private street in favor of combined pedestrian/bike and golf cart pathway.
- The creation of a garage court/shared driveway entries between duplexes to eliminate the “snout” garage affect facing the street.
- Differential building unit design where buildings featuring similar design located in specific groupings and clusters.

Following the presentation the Commission noted the following:

- Choose recognizable color pallets to identify individual buildings and make sure that building entries are permanent.
- Reduce the amount of paving. Differentiate the golf paths from entry walks to units with a width of eight feet.
- Need to clarify location of on-street guest parking which is currently inadequate; consider beyond the private street parking for overnight parking that doesn’t conflict with garage courts.
- Tweak drives and building location to increase the amount of on-street parking.
- Concern that that plan does not take into affect existing grades; the plan, as design requires, a level site with a series of terraces.
- Make sure that there is on-street parking on the north side of the duplex street; place sidewalk on other side.

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 5, 5, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1802 Maple Crest Drive

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

General Comments:

- Seems improved.
- Detail plan of road/parking/drive configuration will help with review.
- Look at parking/sidewalk relationship.
- Nice solution to the “garage in front” problem.
- Good ideas – nice architecture. Review site parking.
- Architect has a knack for improving this type of housing development.