



Department of Planning & Community & Economic Development

Planning Division

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TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: February 7, 2018
SUBJECT: ID 50173 (UDC) 9602, 9604, 9618, 9622 Watts Road & 9601, 9615, 9629 Harvest Moon Lane
[Formerly 43553 (UDC) 604 South Point Road]
Alteration to previously approved development, 9th Ald. Dist.

The applicants, John McKenzie, Timer Valley Apartments, LLC, and Mike Makris, Olson Toon Landscaping, are before the Urban Design Commission requesting Initial/Final Approval of the proposed alteration to a previously approved conditional use development.

Schedule:

UDC granted final approval on February 8, 2017 (*report attached.*)
Plan Commission granted final approval of the Conditional Use on November 7, 2017
Common Council approved the rezone from SR-V2 to TR-U1 on November 22, 106

Approval Standards

The Urban Design Commission is an advisory body on this request. The site qualifies as a Residential Building Complex Project which requires that the Urban Design Commission review the proposed project using the design standards and guidelines under section 33.24(4)(c).

Project Description

Following the February 2017 UDC approval, the development team is proposing an alternative landscaping design package that replaces the existing design with native plantings and natural landscaping features.

Note that the previously approved Feb. 8, 2017 site landscaping plan is attached for reference

Recommendations

The development team has met with staff to review the proposed alternative landscaping options. Staff is supportive of the proposed changes, but felt the scope changes were large enough to merit UDC review.