

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** October 19, 2011

TITLE: 31 Hawks Landing Circle Building D – **REFERRED:**
Amended PUD(GDP-SIP). 1st Ald. **REREFERRED:**
Dist. (24244) **REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: October 19, 2011 **ID NUMBER:**

Members present were: Richard Wagner, Marsha Rummel, Todd Barnett, Melissa Huggins, Dawn O’Kroley, Henry Lufler, Richard Slayton, and John Harrington.

SUMMARY:

At its meeting of October 19, 2011, the Urban Design Commission **GRANTED INITIAL APPROVAL** of an Amended PUD(GDP-SIP) located at 31 Hawks Landing Circle Building D. Appearing on behalf of the project were J. Randy Bruce. Bruce presented details on a change in use from a 20-unit apartment building with retail on the first floor to 3-story residential with the same architecture as the existing neighboring buildings in the complex. They have eliminated as much of the surface parking as possible and created a clubroom and swimming pool area. The change in use is necessary because mixed-use in this area is not working. They are somewhat locked in architecturally because the need to carry-out the building design, material/color palette consistent with the existing already built buildings in the complex. The Commission noted the following:

- The parking lot needs to be broken up with islands and landscaping.

ACTION:

On a motion by Harrington, seconded by Rummel, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (5-0). The motion provided that the applicant look at the parking lot tree islands and plantings to introduce tree islands at a 12-stall interval.

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 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 31 Hawks Landing Circle

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

General Comments:

- Uninspired architecture.