

## AGENDA # 7

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> March 16, 2011
TITLE: 401 North Pleasant View Road – PUD-SIP for Thirteen Independent Living Units. 9 <sup>th</sup> Ald. Dist. (21686)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: March 16, 2011	<b>ID NUMBER:</b>

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Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, John Harrington, and R. Richard Wagner.

### **SUMMARY:**

At its meeting of March 16, 2011, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD-SIP located at 401 North Pleasant View Road. Appearing on behalf of the project was Randy Bruce, representing Knothe & Bruce Architects, LLC. Bruce presented photographs of existing duplexes surrounding this property. Attic Angels’ goal is to get a slightly lower price point with these last 13 homes. Stormwater has already been planned for this entire site. The site plan as proposed would have two 4-unit buildings, and one 5-unit building. Individual entrances and driveways would be provided for the units. Brick will be used on the base of the buildings and on certain units up to the entries in a Craftsman style. Comments from the Commission were as follows:

- Consider reducing the width of some of the driveways from double-wide.
- Good greenspace distribution over the entire site plan.
- Are you shaving quite a bit off of this site?
  - It slopes from a low point to a high point; yes we are taking a mound off of that, there will be a retaining wall in the back so the buildings will be sitting lower than Pleasant View Road. We’ll look at some landscaping on both sides of that wall for screening purposes. The development is internalized in terms of its use.

### **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 6 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 401 North Pleasant View Road**

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

General Comments:

- Ready for initial/final.