

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 1, 2006
TITLE: Lot 1 of Hawk's Creek Plat – Planned Residential Development/40-Units. 1 st Ald. Dist. (04825)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: November 1, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Michael Barrett, Todd Barnett, Robert March, Cathleen Feland, Bruce Woods and Ald. Noel Radomski.

SUMMARY:

At its meeting of November 1, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PRD located at Lot 1 of Hawk's Creek Plat. Appearing on behalf of the project was J. Randy Bruce. Woods was excused from voting on this item. The project provides for the development of five 7-unit townhouse buildings along with a single 5-unit townhouse structure. The townhouse development features condominium units with lower level parking. The site plan is designed so as to provide for individual access to the front elevation of each building type to individual units with the provision of a raised stoop/porch. A review of the material palette emphasized the use of deep colors, in addition to hardiplank siding. Following the presentation, the Commission noted that Bruce should examine the potential to eliminate the fire access lane between the two southerly 7-unit buildings in order to create more greenspace.

ACTION:

On a motion by Barnett, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required consideration for wrapping the westerly drive aisle adjacent to the 5-unit building to connect the drive aisle along the south side of the two adjacent 7-unit buildings in order to eliminate the fire access lane between. The motion also required that the applicant investigate a shared driveway access with the adjacent lot to the south in order to minimize pavement between the adjoining lots and provide for more efficient 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 7, 7, 7, 7, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: Lot 1 Hawk's Creek Plat

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

General Comments:

- Good architecture, as usual with this architect.
- Very thoughtful architecture. Colors and articulation are inviting and appealing.
- Good plan, as usual.