

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: March 6, 2013

TITLE: 5302 Tancho Drive & 5101 American Parkway – PUD(GDP-SIP) for up to 263 Multi-Family Residential Units in 7 Buildings and a Clubhouse. 17th Ald. Dist. (27549)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: March 6, 2013

ID NUMBER:

Members present were: Richard Wagner, Chair; Melissa Huggins, Henry Lufler, Tom DeChant, Richard Slayton, Dawn O’Kroley and Marsha Rummel.

SUMMARY:

At its meeting of March 6, 2013, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 5302 Tancho Drive and 5101 American Parkway. Appearing on behalf of the project were Blair Williams and Joseph Lee, representing Fiduciary Real Estate Development. Lee presented changes to the site and landscape plans and building elevations that include a clubhouse as part of the first phase on the corner of Tancho and American Parkway. Three types of masonry are proposed and were distributed, with two color options for the residential buildings in red and brick color. A suggestion was made to adjust the plant groupings to be more than a belt around the building; they should break the form of the building as well as a more organic planting design around stormwater ponds and possible reconfiguration for the triangular-shaped pond.

ACTION:

On a motion by Huggins, seconded by Lufler, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion required address of comments relative to landscaping around the building and stormwater ponds including reconfiguration of the triangular-shaped pond.

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 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5302 Tancho Drive & 5101 American Parkway

	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
	-	7	-	-	-	-	-	-
	-	-	-	-	-	-	-	7.5

General Comments:

- Storm detention configuration??? Provide plant grouping where space is available vs. linear.
- Much more in keeping with design guidelines.
- Another JLA homerun.