

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 2, 2005
TITLE: 702 South Point Road – PUD(GDP) for Twin Home and Townhome Lots in the Thousand Oaks Neighborhood Subdivision	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: November 2, 2005	ID NUMBER:

Members present were: Lou Host-Jablonski – Acting Chair, Todd Barnett, Michael Barrett, Cathleen Feland, Lisa Geer, Robert March, Jack Williams, and Ald. Noel Radomski

SUMMARY:

At its meeting of November 2, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP) for nine twin-home lots and one town home lot in the 1000 Oaks Neighborhood Subdivision located at 702 South High Point Road.

Appearing on behalf of the project was Brian Munson. Nine proposed twin home lots will provide for 18 dwelling units with the one town home lot providing for 12 attached units featuring both street and alley access. Munson provided an overview of the development of nine twin home lots and one multifamily town home lot under the proposed PUD-GDP as an component of residential development within the 1000 Oaks Neighborhood Subdivision located along the north side of Valley View Road, east of its intersection with South Point Road. The remainder of the subdivision is intended to be developed under conventional R2T, R2Y, R2Z, R5 and Conservancy zoning in support of their prospective single-family, multifamily and open space land uses. Munson noted that the nine twin home lots will provide for either a zero lot line duplex buildings or as stacked flats as found in a traditional urban context. Specific details as to the development of the lots will be provided as part of the future submission of a PUD-SIP for their development.

ACTION:

On a motion by Greer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0).

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, 6, 7, 7, 8, 8, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 702 South Point Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	-	-	-	-	7	8	8
	8	-	-	-	-	7	7	8
	-	-	-	-	-	-	7	7
	8	-	-	-	-	7	9	8
	6	-	-	-	-	-	6	6
	8	-	-	-	-	-	8	8
	6	7	-	-	-	5	5	6
	-	-	-	-	-	-	-	7

General Comments:

- Nice concept.
- Very creative mix of uses and good balance of open space within the development.
- Nice work. Zoning should become a model for Madison’s rewrite of its zoning code.
- Excellent concept – good urban design.
- Finally! 2-flats in the burbs!
- Housing mix seems more than appropriate.