

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 28, 2006
TITLE: 6001 Kilpatrick Lane – PUD(SIP), Attached Townhomes. 9 th Ald. Dist. (04008)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 28, 2006	ID NUMBER:

Members present were: Lou Host-Jablonski, Acting Chair; Ald. Noel Radomski, Lisa Geer, Bruce Woods, Michael Barrett, Todd Barnett, Robert March.

SUMMARY:

At its meeting of June 28, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(SIP) for attached townhomes located at 6001 Kilpatrick Lane. Appearing on behalf of the project was Brian Munson, Vandewalle & Associates. The plans for the project provide for the development of ten attached townhouse units within the Grandview Commons neighborhood on a corner site at the southeasterly corner of the intersection of Sharpsburg Drive and Kilpatrick Lane. The design of the townhouses provides that their front entries are oriented to the Kilpatrick Lane frontage, with both individual and combined walkways to their front entries, in combination with shared driveway aprons for front access to ground level attached garages adjacent to the entry door of each unit. The rear of the building contains large sized attached ground level decks abutting shared open space. The building features cement board horizontal siding, shake cement board siding on portions of upper gable ends with an asphalt-shingled roof. Following the presentation of the plans, the Commission noted the following:

- Make the front door more distinguished and different than the garage door color.
- Investigate adding windows next to the front door.
- Consider eliminating walks with drives acting to serve as walkways to allow an increase in landscaping at the front of the building in combined areas.

ACTION:

On a motion by Barrett, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required address of the above and that the applicant provide details of the color palette with further review of the project.

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, 6, 6.5, 7, 7, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6001 Kilpatrick Lane

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	6	-	-	6	5	6
	7	7	8	7	-	7	7	7
	5	5	6	5	-	5	5	5
	-	-	-	-	-	-	-	8
	6	7	7	-	-	6	7	6.5
	-	7	-	-	-	-	-	7
	8	7	8	-	-	8	8	8

General Comments:

- Well done – nice materials, good use of space. Windows on garage are a nice touch.
- Nice composition.
- Investigate paving alternative to combine front drives and walks to reduce paving and increase landscape area.
- Lots of garage doors on the front. Works well in this context, though!
- Fits the vernacular of the area.