

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 6, 2007
TITLE: 6026 Canyon Parkway – Planned Residential Development (PRD)/25-Units. 16 th Ald. Dist. (04824)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 6, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Robert March, Bruce Woods, Richard Slayton, Ald. Rummel, Feland, Lou Host-Jablonski, and Michael Barrett.

SUMMARY:

At its meeting of June 6, 2007, the Urban Design Commission **REFERRED** consideration of a Planned Residential Development (PRD) for 25-Units located at 6026 Canyon Parkway. Appearing on behalf of the project was David Milburn. Speaking neither in support or opposition was Ald. Judy Compton.

The plans as presented featuring the following:

- Address of the Commission’s previous concerns relevant to shade trees, landscaping on the perimeter of the site and around the courtyard including the differentiation of the pedestrian walkway adjacent to the main drive aisle and additional provisions for onsite control of roof water drainage in regards to concerns of freezing on parking surface.
- Porches have been provided with short walls for additional screening adjacent to access drives.
- The proposed use of metal roofs has been traded for asphalt shingles with the material pallets featuring three distinct color schemes. Smart siding (Harding plank) is now proposed.
- The issue relevant to providing more accessible units was noted as not addressed due to the profile of the two unit building types limiting the option for additional accessible units which are usually one story.

Following the presentation the Commission noted the following:

- Like project is quirky non-geometric feel. Consideration for referral only to allow for neighborhood input as requested by the Alderperson.
- Show visual difference between concrete walk and asphalt drive with the concrete still needs texture scoring (e.g. 2”x3”).

ACTION:

On a motion by March, seconded by Host-Jablonski, the Urban Design Commission **REFERRED** consideration of final approval of the project. The motion was passed on a unanimous vote of (8-0). The motion required address of the above stated concerns relevant to the scoring of the concrete pathway and consideration of any alterations following neighborhood input and referral at the request of Ald. Compton.

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, 6, 6.5, 7, 7, and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6026 Canyon Parkway

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	8	7	8	6	-	6	6	7
	6	6	6	6	-	6	6	6
	-	-	-	-	-	-	-	7
	6	6	6	-	-	6	6	6
	-	-	-	-	-	-	-	6
	7	8	7	-	-	8	8	7.5
	7	6	7	6	-	7	6	6.5

General Comments:

- Quaint, quirky, non-geometric, nice project! Very creative semi-public spaces.
- Thanks for the improvements per our last requests – much improved.
- Good improvements per UDC’s directions. Referral is only to allow more neighborhood input. “Rear alley” feel in particular is improved to be a positive benefit.
- Increase textual differences on interior driveway.