

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> July 11, 2007	
TITLE: 1500 Block of Burningwood Way - PUD(GDP-SIP) for 3 Duplex Buildings. 18th Ald. Dist. (06226)	<b>REFERRED:</b>	
	<b>REREFERRED:</b>	
	<b>REPORTED BACK:</b>	
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b>	<b>POF:</b>
DATED: July 11, 2007	<b>ID NUMBER:</b>	

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Members present were: Paul Wagner, Lou Host-Jablonski, Richard Slayton, Todd Barnett, Michael Barrett, Joan Bachleitner, and Marsha Rummel.

### **SUMMARY:**

At its meeting of July 11, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** for a PUD(GDP-SIP) located in the 1500 Block of Burningwood Way. Appearing on behalf of the project were Craig Makela, Dan Murray, Bill White, Ann-Marie Kirsch and Ald. Michael Schumacher. Appearing neither in support nor opposition were Jean Cowden, David Kaul and Jon Becker. The revised plans as presented reflect the following:

- Numerous revisions to the landscape plan to reflect the utilization of native species, including infiltration issues such as:
  - Move rain gardens down slope at the front of the duplex structures and at the rear, in combination with adequately sizing of the detention area located to the rear of the duplex structures, including increasing size of drainage swales, an increase in vegetative buffers in coordination with the City Engineer, the Wisconsin Department of Natural Resources (WDNR) and the Capital Area Regional Planning Commission (CARPC) (Cameron Mesba). The provisions also include additional rain gardens relocated toward the back of the duplex structures adjacent to the detention area.
  - Relevant to the architecture of the building, revised renderings were provided that still required the removal of the dutch gable elements, feature a hip roof with a decrease in pitch, in combination with an increase in soffit overhang, in addition to the incorporation of foundation plantings within the rendering.
  - The applicant noted that they require flexibility relative to the extent and amount of rain gardens and infiltration area shown on the current version of the plan based on input from City Engineering, the WDNR, as well as the CARPC.

Jean Cowden spoke regarding an issue with the development of condominiums on the site versus single-family lots as previously represented by the developer, in addition to concern with stormwater run-off based on the size of the condo structures. John Becker representing the Friends of Cherokee Marsh noted concerns with the amount of turf, grass, as well as concerns with the view shed into the park, lack of solar orientation. David Kaul

spoke to concerns with the overall scale of development as being out of context with the neighborhood, the need for smaller scale development, as well as a reduction in stormwater run-off.

Following the presentation the Commission noted the following:

- The 8-foot wide vegetative buffers shown adjacent to and on both sides of each proposed duplex shall be modified to undulate reducing the amount of grass as dictated by the contours and incorporating an organic shape.
- The changes are all good but the stoop entries to the duplex units needs more work. Columns appear thin, need more mass and guts to meet the scale of the building; double in size where the overall building scale still appears a bit over.
- The applicant needs to warrant that the physical location of plant materials is maintained.
- Appreciate meeting with neighborhood association as well as the Friends of Cherokee Marsh. Would also like more dense and diverse land use other than single-family.

### **ACTION:**

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Wagner abstaining. The motion required the following:

- Minimum of 9" x 9" columns at the entries.
- Confirmation that native areas be more organic and to be no less than the extent and amount shown on the plans as presented following input from City Engineering, the WDNR and the CARPC to be reviewed and approved by staff.

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 4, 5, 5, 6, 6 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1500 Block Burningwood Way**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	5	5	-	-	-	-	5
	4	4	6	5	-	5	4	4
	5	5	6	-	-	-	5	5
	5	5	7	6	-	6	6	6
	Abstain							
	6	6	6	6	-	6	5	6
								6

**General Comments:**

- For future – context plans, aerial views, meet w/ CPNA & adjacent neighbors, quantifiable landscape plan. Context plan would help us understand whether scale is appropriate. Don't make it so difficult next time.
- Again, premium site, average architecture.
- Building/mass on verge of too large.
- Approvable, however, these buildings are really on the upper reach of size. Subsequent development, when it occurs, will be much more approvable if less in bulk.