

AGENDA # 13

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 7, 2011
TITLE: 3210 Maple Grove Drive – PUD(GDP-SIP) for Four Apartment Buildings with 106 Total Units. 7 th Ald. Dist. (24692)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 7, 2011	ID NUMBER:

Members present were: Richard Wagner, Marsha Rummel, Dawn O’Kroley, Todd Barnett, Richard Slayton, and John Harrington.

SUMMARY:

At its meeting of December 7, 2011, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 3210 Maple Grove Drive. Appearing on behalf of the project was Donald Schroeder, representing TR McKenzie. Appearing in support and available to answer questions was Randy Bruce. This SIP phase of the project would include four apartment buildings. Originally it was approved for a 2-story, and 3-story apartment buildings; they have revamped that to include two 2-story buildings and two 3-story buildings, losing four units. Color schemes will match but massing will vary. Simulated stone materials are proposed with lighter trim color.

Comments from the Commission were as follows:

- Clearly your design is way ahead of what is next door. Something about this project and use of the dormers and gables, taking the same design and adding or subtracting a story, that doesn’t work. They need to be a little different. Those dormers are pretty big, pretty long.
- You’re taking a large mass at the bottom and topping it with a lighter, cheaper material. Go with a solid building sided all the way down; smart side or fiber cement.
 - The client isn’t a fan of smart siding or fiber cement.
- Because you have an opportunity with these buildings that are climbing up the hill, you should also architecturally look at the opportunity to better address Maple Grove Drive instead of three repeat forms. Particularly the roof form and massing.

ACTION:

On a motion by Slayton, seconded by Rummel, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (5-0).

The motion required the following:

- No vinyl materials.

- The dormers should be lowered from the ridge line slightly.
- Determine final materials on the roof.
- Look at balconies.
- Provide for differentiation between the buildings beyond the dormer treatment, and a connection between the three buildings.

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 rating for this project is 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 3210 Maple Grove Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	5
	5	4	3	-	-	6	4	-

General Comments:

- No vinyl siding – look at topography of Maple Grove and relation to street.
- No vinyl.