

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: October 7, 2009
TITLE: 1 & 9 Cherbourg Court – PUD(GDP-SIP) for a Twenty-Five Unit Apartment Building. 1 st Ald. Dist. (16139)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: October 7, 2009	ID NUMBER:

Members present were: Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Ron Luskin, Richard Wagner and Jay Ferm.

SUMMARY:

At its meeting of October 7, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) located at 1 and 9 Cherbourg Court. Appearing on behalf of the project were Dennis Norton and John Hall. Prior to the presentation staff noted that the combined sites intended for development are the residual of an area already developed for multi-family purposes by the site's owner, John Hall where all the surrounding adjacent properties have already been developed for multi-family purposes in the mid to late 80s by the developer with these two sites remaining yet to be developed. The sites as originally platted were intended to be developed as two separate 8-unit lots where Hall now desires to develop the lots combined with a 25-unit, two-story apartment building of a similar design as to that already developed on adjacent existing lots. Norton and Hall then provided an overview of existing development in conjunction with their proposed development of the combined sites. He noted that the two-story buildings feature exposed lower level basement area at its rear with all units proposed to be 1-bedroom. Following the presentation the Commission noted the following:

- On the architecture, consider better way to incorporate entries with balconies. Entries need to be more substantial, go up vertical and interface with upper story balconies.
- The architecture is subdued, need to be more pronounced with recessed bays at the porch including covering porches at ground level, and provide paved surface below porches for first floor units.
- Use larger windows on living spaces with smaller windows for bedrooms to give building more character.
- Look at moving building west toward the street in addition to examining the location and size of greenspace to maximize use and providing for bike parking.
- Look at using parking on adjoining site to eliminate the need for new on-site off-street parking.
- Align the southerly parking lot to be parallel with the rear lot line and pulled away from the rear of the building to create a more contiguous greenspace with more greenspace adjacent to the rear of the building to include jogs at the southerly lot line for landscaping.
- Study pulling building west to create more protected greenspace east, look at site plan that preserves existing trees at southwest corner; preserve quality trees where possible.
- Don't place trash enclosure at street view.

- Play with balconies to work more with building; looks tacked on.
- Look at entries to appear more transparent.
- Look at recesses for porches.
- Like use of brick.
- Move building to street to create more greenspace to deal with on-site stormwater issues.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

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, 4 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1 & 9 Cherbourg Court

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

General Comments:

- Needs a lot of work. Move building to street and to the west.
- Need tree islands to break up parking lot.
- Good start. Move buildings closer to both streets and give thought to creating welcoming, safe greenspace. Save as many trees as possible.
- Integrate decks and porches, don't let them look tacked on. Rethink parking lot/site design.
- Look at building architecture. Study site plan options.
- Work on entryways – front and back. Reduce parking in lot. Consider recessed porches, wooden porches look tacked on. Study consolidation of greenspace and reorienting/moving building toward Brittany Place.
- Develop entry treatment (building) perhaps 2-story. Integrate balconies.