

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** January 24, 2007

TITLE: 610 Hercules Trail/5818 Charon Lane (Lot 455) & 617 Jupiter Drive/5801 Charon Lane (Lot 456) – Amended PUD(GDP-SIP) for 54 Residential Units. 3rd Ald. Dist. (05442) **REFERRED:**
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: January 24, 2007 **ID NUMBER:**

Members present were: Paul Wagner, Chair; Lisa Geer, Michael Barrett, Bruce Woods, Lou Host-Jablonski, Cathleen Feland and Todd Barnett.

SUMMARY:

At its meeting of January 24, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for an Amended PUD(GDP-SIP) for 54 residential units. Appearing on behalf of the project were Roger Guest and Chris Landerud. As an introduction to the project, Guest provided a summary of the overall development plan for Grandview Commons Town Center established with the approval of the PUD-GDP for the subdivision that detailed the potential development of 87-units on the whole block site within a combination of large sized multi-family buildings intermixed with small sized structures. The project as proposed provides for the development of an additional 38-units as a second phase of development within the block where 16 existing townhomes have already been approved and constructed abutting the property's Apollo Way frontage. Staff noted to the Commission based on this information that the project was actually an amended PUD(GDP-SIP) not just a PUD-SIP as noted on the agenda. The second phase of development provides for 8 townhome units in one building abutting the property's Jupiter Drive frontage, 3 detached 4-unit buildings at the southwesterly corner of Jupiter Drive and Charon Lane, 6 attached townhome units in one building on the southeasterly corner of Charon Lane and Hercules Trail, and 3 detached 4-unit buildings oriented perpendicular to the property's Hercules Trail frontage opposite of the previously constructed 16 townhome units. The site design provides that all vehicular access at the rear of all unit types and buildings as detailed within the concept plan. Following the presentation, the Commission noted the following:

- Consider running townhouses fully across and perpendicular to Hercules Trail to create a large central core greenspace as an option.
- Important to see viability of outdoor rooms and greenspaces.
- The rhyme or reason for the site plan arrangement does not appear evident. Consider grouping fourplexes together with townhouses grouped on the northerly portion of the site with lower level garages for the 4-units.
- Issue with fire access in regards to drive aisle width which should be narrower; investigate.

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 5, 5, 5 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 610 Hercules Trail/5818 Charon Lane (Lot 455) & 617 JupiterDrive/5801 Charon Lane (Lot 456)

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

General Comments:

- The utilization of the many open space areas between buildings will be crucial to the success of this site concept.
- Good start – nice to see a reduction in density.
- Site plan needs rejiggering to maximize greenspace and minimize paving.
- Study resulting private and public outdoor spaces.