

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** October 3, 2012

TITLE: 1108 Moorland Road – Planned Residential Development (PRD). 14<sup>th</sup> Ald. Dist. (26966)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

DATED: October 3, 2012

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Marsha Rummel, Richard Slayton, Henry Lufler, Melissa Huggins, Dawn O’Kroley and Cliff Goodhart.

**SUMMARY:**

At its meeting of October 3, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Development (PRD) located at 1108 Moorland Road. Appearing on behalf of the project were Jonathan Brinkley, Aaron Williams, Kevin Newell, Kim Ford and Jim Borris, representing Nob Hill Apartments. Rummel discussed the Plan Commission’s review of this project. She noted that after many hours of debate and effort, it was approved with conditions about more services on-site for the tenants, as well as a request to eliminate three garages, as based on the Planning staff report. In address of the Commission’s previous comments, Brinkley presented changes to plan which include tree islands in the parking lot, develop additional landscape schemes in front of the buildings to give them more character, develop individual building identities, strengthened the connection to the clubhouse, provided gable rooflines in lieu of hip rooflines, and reduced the amount of garages on the interior of the site. Williams then talked about the landscape plan with three planting schemes for the front of the building for variety. To give the buildings more identity they have focused on building colors; to that end a staggered lap cement board siding is being proposed for the end elements of each building. It would be the same on every building to tie them together but would be in different colors. The main identity element is the front gable with vertical panels being introduced as another identity. Windows have been added to the garages for interest, as well as two different overhead door panels. To reduce congestion on the interior of the site, working with Sgt. Balles they came to understand what law enforcement needs in terms of lines of sight and circulation. It was noted that Sgt. Balles helped them place garages in places where they hadn’t thought to place them before. Staff noted that Planning staff still has concerns with the locations of garages.

- How are you going to think about the circulation from all the units into this very vibrant open space?
  - Sgt. Balles brought that to our attention too. We’ve added additional sidewalks to make sure for these buildings and kids to come up to the clubhouse. In addition he suggested we add a sidewalk back to the garden plot and put a small tool garden shed there. There may be other areas where a beaten path sidewalk needs to be put in we just haven’t identified them yet. We’ve also added 39 light poles where it currently isn’t lit.

- The landscaping in front at building entries is very formalized and is going to be a maintenance effort. My big concern is that it really isn't in keeping with the overall. Prefer something more massive at entries and need to see planting list.
- Missing plant list; provide to staff for comments and approval.
- I appreciate the thoughtfulness put into revising these plans.

**ACTION:**

On a motion by Huggins, seconded by Lufler, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided that the planting list and entry planting modifications be approved by Slayton and Harrington with comments back to 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 5, 6, 6 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1108 Moorland Road**

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

General Comments:

- Much improved and more welcoming.