

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 4, 2012

TITLE: 3210 Maple Grove Drive – PUD(GDP-SIP) for Four Apartment Buildings with 106 Total Units. 7th Ald. Dist. (24692)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 4, 2012

ID NUMBER:

Members present were: Richard Wagner, Chair; Marsha Rummel, Richard Slayton, Dawn O’Kroley, Todd Barnett and Melissa Huggins.

SUMMARY:

At its meeting of January 4, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 3210 Maple Grove Drive. Appearing on behalf of the project were Randy Bruce, Donald Schroeder and Tim McKenzie. Schroeder presented changes to the plans including lowering the dormer roofs, rotated some of the decks to the side face, lowered the one-story stone and raised the upper story stone proportions. He also presented building material samples. Comments from the Commission were as follows:

- Thank you for doing the street view.
- The similarity in materials gives you a larger understanding of the site but I had hoped for a better, different balance between the buildings. For example if one building uses more of the split face, as opposed to the others. The buildings read the same, but if you played with how the materials were applied they could start to read with their own character.
- We did ask you to look at subtle differences in the buildings.
- The proportions are nice to each building, but each building repeats the same proportional pattern in terms of the use of masonry.
- I like that you added the balconies.
- Where are the canopy trees in the tree islands?
- You have a lot of crabapple trees; you could incorporate some more natural species such as Amalancher.
- Look at reducing the length of the parking stalls to 16-feet.

ACTION:

On a motion by Lufler, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-2) with Huggins and O’Kroley voting no.

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 6, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 3210 Maple Grove Drive – PUD(GDP-SIP)

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