

City of Madison, Wisconsin

**REPORT OF:** URBAN DESIGN COMMISSION

**PRESENTED:** May 11, 2016

**TITLE:** 5401 Tancho Drive – PD(SIP) for New Development Consisting of Seven Multi-Family Residential Buildings and a Clubhouse Building. 17<sup>th</sup> Ald. Dist. (40995)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

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

**ADOPTED:**

**POF:**

**DATED:** May 11, 2016

**ID NUMBER:**

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Tom DeChant, Cliff Goodhart, Richard Slayton, Lois Braun-Oddo, Sheri Carter and John Harrington.

**SUMMARY:**

At its meeting of May 11, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD(SIP) located at 5401 Tancho Drive. Appearing on behalf of the project were Joseph Lee, representing Fiduciary Real Estate Development; Rosheen Styczinski and Mike Schiltz.

Changes to the project include wider sidewalks, pedestrian level lighting all along the drive and sidewalk network throughout the site, introduction of benches along the sidewalk, refinement of the common spaces, and the introduction of varying color palettes. A variety of tree species is shown on the landscape plan that alternates, and there are more shade trees in the parking area. The common greenspace can accommodate groups of various sizes and includes a shelter, fire pit and grilling areas.

Comments and questions from the Commission were as follows:

- Treat the side of the pool plaza with landscaping for continuity with the terminus of the central walkway spline, not the building chimney which needs to be a better treatment feature.
- If you could, we encourage you to do something with that straight line of plantings abutting the detention pond. The shape of the pond should be something that’s more natural; glacier form not bulldozer form.
- Last time we talked about more space between the sidewalk and parking.
  - Grade issues mean we don’t have a lot of room, and we wanted to maintain the large greenspace area with the sidewalks widened to accommodate the overhang of autos.

**ACTION:**

On a motion by Goodhart, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided for address of landscaping and shape of pond comments.