

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 20, 2006
TITLE: 6506 Old Sauk Road, Lots 17 & 18 of Saukborough Plat. 19 th Ald. Dist. (05258)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: December 20, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Lisa Geer, Todd Barnett and Ald. Noel Radomski.

SUMMARY:

At its meeting of December 20, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD-SIP located at 6506 Old Sauk Road. Appearing on behalf of the project were Randy Bruce and Michael Hershberger. Bruce stated that this is part of an older PUD and they view this as a lower density infill site. The concept would retain the existing farmhouse and add eight other units whose footprints and building envelopes would be defined, but individual buyers would be able to design much of their unit.

The Commission expressed concern about the inefficient site layout that lacks open space and suggested exploring options such as having some two-story buildings, not connecting the driveways, and removing the parking spaces close to the porch of the existing house. Another suggestion was to explore having a driveway from Old Sauk Road, removing the corner building, and having the southwest building being a stacked 4-unit structure. A tree study was also requested.

Hershberger stated that based on market research, the demand for this site is for 1-story condominium buildings.

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 and 4.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6506 Old Sauk Road

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

General Comments:

- Have an arborist evaluate the existing trees. Look at site layout and consider other potentials to maximize the open spaces around the buildings and preserve tree groves. Possibly cluster units more and reconfigure auto circulation within the site.
- Common space not soup yet. Farmhouse setting is compromised.
- There is a much better site concept possible for this site. Appreciate the applicant’s willingness to re-explore.
- Look at increasing density of new housing near existing apartments, then create more open space near farmhouse and create some more open space near Sauk Ridge Trail and Old Sauk.
- Too much paving. Space between buildings too tight between some buildings. Parking so close to porch of existing house is bad, also should have a sidewalk there to be like a street front.