

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> May 24, 2006
TITLE: 4609 and 4610 Rustic Drive – Amendment to a Previously Approved PUD(GDP-SIP), Duplexes. 3 <sup>rd</sup> Ald. Dist. (03555)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: May 24, 2006	<b>ID NUMBER:</b>

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

### **SUMMARY:**

At its meeting of May 24, 2006, the Urban Design Commission **REFERRED** consideration of an amendment to a previously approved PUD(GDP-SIP) located at 4609 and 4610 Rustic Drive.

Appearing on behalf of the project was Marc Nelson. The revised plans, as presented by Nelson, featured the following:

- Details of the driveway locations on all seven of the duplex lots were presented.
- Color renderings of the various duplex types' elevations, including a review of building material, colors and samples was provided.
- Sidewalks incorporated around the cul-de-sac to provide for enhanced pedestrian circulation.

Following the presentation, the Commission expressed concerns on the following:

- The applicant was requested to provide details as to site grading / contours on the adjacent duplex lots; none were provided where the applicant verbally detailed the degree of lower level exposure for the affected lots.
- It was noted by the Commission a request to provide all building elevations for each building type was not addressed with the presentation or provided in the application packet.
- Examine necking down driveway aprons to one width to reduce the amount of overall pavement on each lot.
- Provide all four building elevations for each duplex type, including provisions for decks.
- Buildings should be modified to reduce number of driveways and provide for shared driveways.
- Look at how materials meet one another on each elevation; look at emphasizing corner board and trim quality vs. the use of brick on the front elevation.
- Concern with the lack of fenestration on the street side elevations.
- Building placement on lots creates unfriendly spaces between lots and structures. Reexamine.
- Can't support; design not there yet.

## **ACTION:**

On a motion by Barnett, seconded by Ald. Radomski, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (6-0-1) with Host-Jablonski abstaining. The motion to refer required the address of all of the above and the following:

- Provide full building elevations for each duplex type.
- Rethink building design to limit the number of driveways and increase the amount of green space fronting on the street in addition to providing an overall grading plan.
- Reduce driveways, combine where possible, neck down, provide all building elevations, including site / grading plan and landscape plans for each lot.

A previous motion by Geer, seconded by Feland, failed on a vote of (2-4-1) with Geer and Feland voting in favor; Wagner, Ald. Radomski, Barrett and Barnett voting no; and Host-Jablonski abataining.

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 3, 3, 3, 4, 5 and 5.5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 4609 & 4610 Rustic Drive**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	5
	3	3	3	-	-	-	-	3
	4	5	-	-	-	5	4	4
	3	3	-	3	-	3	2	3
	-	3	3	-	-	-	-	3
	4	6	-	-	-	5	6	5.5

General Comments:

- Combine more driveways. Avoid long narrow alleys between buildings. Too many garage doors still facing street. Need site contours and landscaping. Need to see all four elevations of each building.
- Backstone should wrap around – not just fade. Need comprehensive review.
- Narrow drive entries to a minimum of 16’ but preferably 12’.