

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 15, 2006
TITLE: 6001 Canyon Parkway – Planned Residential Development (PRD)/Thirty-Two Condominium Homes. 16 th Ald. Dist. (04823)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: November 15, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of November 15, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Development located at 6001 Canyon Parkway. Appearing on behalf of the project were Don Esposito, Roger Guest, David Marquardt, Travis Schreiber and Ald. Judy Compton. Wagner abstained. Prior to the presentation, staff updated the Commission on the project's previous history, which involves consideration of an earlier version of the project that was referred twice and received rejection from the Commission during a period from July 6-August 24, 2005. Since that time, staff noted that the applicant had worked with staff to resolve issues raised with the consideration of the earlier version of the project by the Commission, as well as issues raised within a Planning Unit report to the Plan Commission dated September 7, 2005. The report summarized and was in agreement with the Urban Design Commission's issues with the project, which included recommendations to the applicant regarding the project's modification. Staff noted to the Commission that the version of the project under consideration had received considerable staff input based on the Commission's, as well as the Planning staff's concerns, and now has been modified to resolve the previous issues with the Planning Unit recommending approval. Ald. Compton appeared in support of the project, noting her support and preference for the previous version in addition to the project as currently proposed. She noted that the previous version was more appropriate based on market conditions. Roger Guest, project architect then provided a detailed overview of the Urban Design Commission's previous comments on the earlier version of the project against the project as modified, as well as issues raised within the Planning staff report. Significant changes to the project as proposed provides for utilization of more shared drives between adjoining residential structures, variation in one to two story unit types, variation in architecture as well as material colors and palettes, the creation of open space amenities adjunct to clusters of units, the maintenance of an overall pedestrian path system, in addition to other amenities. Following the presentation, the Commission noted the following:

- Appreciate the street side front entries of some of the building types.
- All dormers shall be real and allow light into interior space. If a dormer is not real, it should be eliminated.
- Examine the provision of a public open space treatment on the west portion of the site as exists on the easterly portion of the site with landscaping amenities and suggestions for a council ring.

- Provide a trail link to the trails to the northeast.

ACTION:

On a motion by Barnett, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0-1) with Wagner abstaining. The motion required address of the above relative to the provision of a council ring as part of public open space treatment on the westerly portion of the site, as well as providing a trail link to the trails to the northeast.

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, 6.5, 6.5, 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6001 Canyon Parkway

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	6.5	-	-	-	-	6.5	6.5
	8	7	7	-	6	7	7	7
	6	8	8	-	-	6	8	7
	6	7	7	7	-	6	7	6.5
	7	7	7	-	-	-	7	7
	6	6	7	-	-	5	Suburban	6
	6	6	7	-	-	5	5	6

General Comments:

- Certainly superior to the previous application.
- Greatly improved. Attractive and usable open space and landscape.
- Much improved.
- Much improved during course of long process – feels good. Look at using colors, not just shades of beige.
- Nice improvement to project from previous plan.
- This is very appropriate for this area. Nicely framed outdoor spaces.