

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 22, 2006
TITLE: 5309 Brody Drive – Major Alteration to a Planned Residential Development (PRD). 19 th Ald. Dist.	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 22, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Lisa Geer, Lou Host-Jablonski, Cathleen Feland, Jack Williams, Robert March and Ald. Noel Radomski.

SUMMARY:

At its meeting of March 22, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a major alteration to a Planned Residential Development (PRD) located at 5309 Brody Drive. Appearing on behalf of the project were Randy Bruce and Jay C. Bruner. The project as presented provides for the addition of a 16-unit condominium building on a vacant portion of an existing former apartment development containing 124 units called “Sleepy Hollow Condominiums.” The portion of the site to be developed is adjacent to the easterly side of the main driveway access to the development off of Brody Drive. Since the new building is being added to a six building residential complex its architecture as well as its building materials and colors are designed to match and complement those of the existing structures within the development. The building features fiber cement siding and trim, in combination with brick veneer. All units feature either balconies or ground floor level patios. Necessary landscaping amenities have been provided to provide integration of the infill development within the overall site.

ACTION:

On a motion by Ald. Radomski, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-1) with Wagner abstaining.

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 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5309 Brody Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	6	-	-	6	7	6
	6	6	6	6	-	6	6	6
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	6.5
	6	5	6	6	-	7	7	7
	7	7	8	-	-	7	7	7.5
	7	6	-	-	-	6	6	6.5

General Comments:

- Fits existing community character. May need more screening.
- 70s development, done for modern expectations. Nice to see an old plan being built out in an appropriate way.