

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> March 21, 2007
TITLE: 6506 Old Sauk Road – PUD(SIP) for Nine Condominium Units – Lots 17 & 18 of Saukborough Plat. 19 <sup>th</sup> Ald. Dist. (05258)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: March 21, 2007	<b>ID NUMBER:</b>

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

### **SUMMARY:**

At its meeting of March 21, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) for nine condominium units – Lots 17 and 18 of Saukborough Plat located at 6506 Old Sauk Road. Appearing on behalf of the project was Randy Bruce. In response to the Commission’s previous comments on the project Bruce noted the following modifications to the plan:

- The placement of the buildings on the site have been modified to increase the amount of open space at the corner Old Sauk Road and Sauk Ridge Trail, including the preservation of the existing large canopy trees on the site.
- The elimination of a turn-around off of the northwest corner of the site in favor of the “T” turn around provided for a reduction in pavement.

Upon presentation of the various building elevation prototypes, Bruce noted to the Commission that each of the buildings will be developed separately by different property owners and/or their architects within each of the proposed building envelope areas. The prototypical building designs displayed with this approval would act as a general guide for the development of individual structures within each of the building envelopes as shown. Staff noted that this type of guided approval was not unusual with this type of development.

### **ACTION:**

On a motion by Barnett, seconded by Host-Jablonski, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0-1). The motion for final approval required staff approval of the following:

- Individual buildings permits require staff approval for consistency with the prototypical architecture approved with this project. Upon submission of a request for a building permit for all buildings, plans should feature the utilization of hard durable siding, not aluminum and/or vinyl with architecture as detailed and windows featuring divided lights as shown with stone and other materials as portrayed on the prototypical elevations.

- The developer shall provide for architectural review of each building plan in consultation with the project's architect, Randy Bruce prior to permitting.
- Provide a tree protection plan to be reviewed and approved by staff prior to final sign off.

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, 6.5, 6.5, 6.5 and 7.

**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	
<b>Member Ratings</b>	7	6	6	-	-	6	7	6	
	7	-	-	-	-	-	-	7	
	7	6	7	-	-	6	7	6.5	
	5.5	7	6	6	-	6	6.5	6.5	
	6	6	7	7	-	6	7	6.5	

General Comments:

- Nicely done. Good compromise that ensures this parcel retains its open, neighborhood-friendly quality.
- Good accommodation of the existing trees on site by the site plan. Have a tree protection plan as part of construction.
- One too many buildings but overall fine; buildings tasteful.