

AGENDA # 13.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** October 19, 2005

TITLE: 3270 & 3276 Maple Grove Drive –
PUD(SIP), Forty-Two-Unit Condominium
Project. **REFERRED:**
REREFERRED:
REPORTED BACK:

AUTHOR: William A. Fruhling, Acting Secretary **ADOPTED:** **POF:**

DATED: October 19, 2005 **ID NUMBER:**

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

SUMMARY:

At its meeting of October 19, 2005, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for a 42-unit condominium project in two buildings located at 3270 and 3276 Maple Grove Drive. Randy Bruce, project architect, reviewed the proposal, which preserves numerous existing trees, places a significant amount of building mass towards the street and incorporates a courtyard feature. Each building will be three stories and include underground parking. Most ground floor units will have at-grade access and opportunities for semi-private outdoor spaces.

Concerns and comments expressed by the Commission included:

- Curve the sidewalk around the trees in the south central portion of the site to give the trees more space;
- The configuration of the courtyard is interrupted by extensions of the surface parking lot into the space;
- Reducing the amount of surface parking if possible;
- Need to reconcile the grading plan with the landscaping plan to accurately reflect the detention basin being proposed on the western side of the property.

ACTION:

On a motion by March, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for a 42-unit condominium project in two buildings located at 3270 and 3276 Maple Grove Drive. The motion was passed on a vote of (8-0-1) 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, 6, 6.5, 7, 7.5 and 7.5, with 1 abstention from the rating process.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 3270 & 3276 Maple Grove Drive

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

General Comments:

- You have the beginning of a terrific central open space. Appreciate the infiltration areas there as well. Coordinate the landscape and grading plans, natural seeding preferred in the detention pond. Move sidewalks to accommodate the existing tree roots.
- 2.05 parking spaces is very high. Otherwise nice project, nice shared spaces.
- Look at reshaping courtyard “print” so it doesn’t look chopped. Applaud saving of trees.
- Remove as much asphalt as possible from the interior court area.
- Would really be nice to reduce the number of parking surface stalls and improve the central large courtyard.