

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 9, 2006
TITLE: 9401 Mid-Town Road – PUD(GDP), Mixed-Unit Condominium Development. 1 st Ald. Dist. (03430)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: August 9, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of August 9, 2006, the Urban Design Commission **REFERRED** consideration of a PUD(GDP-SIP) for a mixed-unit condominium development located at 9401 Mid-Town Road. Appearing on behalf of the project were Attorney Ron Trachtenberg, Casey Louthier and Dave Andruczyk. Initial to the presentation were qualifiers by Attorney Ron Trachtenberg that the proposal under consideration was now requested to be reviewed as only a PUD(GDP), not as a PUD(GDP-SIP) as previously proposed. Att. Trachtenberg noted that the rationale for the “GDP only approval” was to provide for the conceptual approval of the project as three separate components/three future phase and separate PUD-SIPs and allow for the development of infrastructure as well as the street’s right-of-way within the boundaries of the development. The three separate SIP phases would consist of the four large condominium buildings, the pool and clubhouse facility and the combined single-family and duplex housing. A review of the various components of the future phase SIP developments was provided. Following the presentation, the Commission noted the following:

- The duplex lots with their attached garages and drives and corners should be further studied to establish a better relationship to the corner.
- Eliminate surface parking next to the pool/clubhouse with provisions for on-street parking.
- Provide provisions for on-site stormwater management.
- The unusual open space adjacent to the two westerly multi-family condominium buildings is sparse; issue with too many buildings on one individual site.
- Minimize pavement with the elimination or reduction in the westerly drive aisle.

ACTION:

On a motion by Feland, seconded by Barrett, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (5-0-1) with Host-Jablonski abstaining. The motion to refer required address of the above stated concerns with further consideration of the project.

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 5, 5, 5, 5 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 9401 Mid-Town Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating	
Member Ratings	5	-	-	-	-	-	-	5	
	5	-	-	-	-	-	5	5	
	6	-	-	-	-	6	6	6	
	5	-	-	-	-	-	-	5	
	5	-	-	-	-	5	4	5	

General Comments:

- Look at duplexes at corner and parking node for clubhouse.
- Site needs further refinement. Need to see building architecture concepts.
- More detail in GDP text. Look at multi-family area for more open space.
- Needs work. Site plan is too tight, with too much paving.
- Seek to reduce paving as much as possible.