

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> February 27, 2008
<b>TITLE:</b> 5101 Unity Way, Lot 1, Liberty Place, Planned Residential Development (P.R.D.), Eleven Duplex Structures. 16 <sup>th</sup> Ald. Dist. (08185)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
<b>DATED:</b> February 27, 2008	<b>ID NUMBER:</b>

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Members present were: Marsha Rummel, Bruce Woods, John Harrington, Bonnie Cosgrove, Richard Wagner, Jay Ferm and Lou Host-Jablonski.

**SUMMARY:**

At its meeting of February 27, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Development located at 5101 Unity Way. Appearing on behalf of the project were Steve Shulfer and Jeannie Schaefer, both representing Dave Bisbee/DWB, LLC. The modified plans as presented featured the following:

- Issues with the predominance of garage entries on the central private street were attempted to be addressed by creating more of a rhythm with the extension of individual entries to units forward and expanding porches where possible.
- Issues with Building Plan No. 3 were addressed with the reversal of the unit's floor plan to create a rhythm as requested, as well as attempting to open up the size and appearance at entries to units as located between adjoining garage entries.
- The addition of cultured stone base to garage side elevations.
- Porches have been deepened where possible based on yard and building depth limitations.

Following the presentation the Commission noted the following:

- Appreciate response to porch issue abstention but still feel building type is an issue, initial approval already provided.
- The modifications to Building Plan No. 3 still require address of location for rain gutters and downspouts.

**ACTION:**

On a motion by Ferm, seconded by Wagner, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Host-Jablonski voting no. The motion required

that a sidewalk be provided along Kirkwood Circle and that details relevant to the design for roof gutters and downspouts be provided for staff review and approval.

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 4, 5, 5, 5, 5, 5 and 5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 5101 Unity Way**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	5
	-	-	-	-	-	-	-	5
	-	-	-	-	-	-	-	5
	5	5	5	-	-	5	5	5
	5	5	6	-	-	5	5	5
	6	3	-	-	-	-	3	4
	5	5	6	-	-	5	6	5

General Comments:

- Still a garage-dominated environment. I.M.O. not approvable, but at least this effect does not unduly affect the urban space.
- Building type choice poor for this challenging site. But we gave you initial approval, so...