

## AGENDA # 4

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> June 6, 2007
TITLE: 2425 Jeffy Trail/Lot 77 of Hawks Creek Plat – Planned Residential Development (PRD). 1 <sup>st</sup> Ald. Dist. (06626)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <span style="float: right;"><b>POF:</b></span>
DATED: June 6, 2007	<b>ID NUMBER:</b>

---

Members present were: Paul Wagner, Chair; Robert March, Bruce Woods, Richard Slayton, Ald. Rummel, Feland, Lou Host-Jablonski, and Michael Barrett.

### **SUMMARY:**

At its meeting of June 6, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a Planned Residential Development (PRD) located at 2425 Jeffy Trail. Appearing on behalf of the project was Randy Bruce, Architect. The project involves the development of five 4-unit buildings and five 2-unit buildings. All buildings being one story in height with lower level exposure. Bruce noted that the previous issues primarily involved the paring of drives, reductions to the amount of impervious area. Following the presentation the Commission noted the following:

- Re-examine the use of non-functional dormers in all buildings types to be either functional or be eliminated. If possible, consider making false dormers real over living areas to provide light or substitute with a “solar tube” type source. Where non-functional dormers are utilized over garages eliminate or utilize for venting.
- Modify the landscape plan to eliminate the utilization of crab trees. Use more native ornamental trees such as amelanchier. Provide for more plantings, more lush.
- Issue with providing outdoor space near or associated with units. Especially the 4-unit at corners. Open up to outdoor space and street and have more entry porches.
- Still too many curb cuts. Eliminate or narrow down and provide for the sharing of drives as much as possible.

### **ACTION:**

On a motion by March, seconded by Host-Jablonski, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the project. The motion was passed on a unanimous vote of (8-0). The motion addressed above stated concerns.

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, 6, 6, 6, 7, and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 2425 Jeffy Trail**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	6	5	5	-	5	4	5
	5	7	6	6	-	5	6	6
	-	-	-	-	-	-	-	7
	6	6	5	-	-	5	5	5
	-	-	-	-	-	-	-	6
	8	8	8	-	-	7	8	8
	6	6	5	-	-	6	6	6

General Comments:

- Fairly lacking in greenspace, so scaling down the driveway would be a major improvement.
- Still concerned about not enough open space between buildings – need to see more details on patios.
- Good small improvements. Small outdoor patios appear to be well scaled and located.