

## AGENDA # 6

City of Madison, Wisconsin

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| REPORT OF: URBAN DESIGN COMMISSION  | <b>PRESENTED:</b> November 2, 2005                              |
| TITLE: 6326 Maywick Drive – Planned Residential Development (PRD), Forty-Eight Unit Apartment Project | <b>REFERRED:</b><br><b>REREFERRED:</b><br><b>REPORTED BACK:</b> |
| AUTHOR: Alan J. Martin, Secretary   | <b>ADOPTED:</b> <b>POF:</b>                                     |
| DATED: November 2, 2005   | <b>ID NUMBER:</b>   |

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

### **SUMMARY:**

At its meeting of November 2, 2005, the Urban Design Commission **REFERRED CONSIDERATION** of a Planned Residential Development (P.R.D.) for a two building, 48-unit apartment project located at 6326 Maywick Drive.

Appearing on behalf of the project was Pete Westin of the Design Alliance. The site development plan features the development of a 20-unit and an 18-unit, 2 ½ story buildings featuring underground parking and a shared driveway access off of the site's southerly frontage with Maywick Drive. Under provisions of the subdivision plat that created this lot, there is no access to the property's Cottage Grove Road frontage. Following a review of the individual building's elevations, materials and colors, interior floor plans, site landscaping, and photometric plans, the Commission expressed concerns on the following:

- Consider the stepping of buildings in order to eliminate the grade separation between the buildings and need for an extensive retaining wall system as proposed should be resolved with a modified site and grading plan based on representations by the architect that the raising of the building grades may help resolve these related issues.
- Issue with direct access to outdoor areas from porches and patios not being provided and should be addressed.
- Concern with grading plan and steep slope going into underground parking entries; the potential for raising of the grade of the buildings may resolve these issues.
- If retaining walls along Cottage Grove are to be maintained after proposed changes to the grading plan, integrate more into the overall site plan.

### **ACTION:**

On a motion by Barrett, seconded by Barnett, the Urban Design Commission **REFERRED CONSIDERATION** of the project. The motion was passed on a vote of (8-0). The referral motion required that the applicant address issues with the grading plan and its effect on the site plan.

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, 6, and 7.5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 6326 Maywick Drive**

|                       | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| <b>Member Ratings</b> | 6         | 7            | -              | -                              | -     | 6                                   | 6             | 6              |
|                       | 4         | 6            | 5              | 6                              | -     | 5                                   | 6             | 5              |
|                       | 7         | 8            | -              | -                              | -     | 7                                   | 8             | 7.5            |
|                       | 2         | 5            | -              | -                              | -     | -                                   | -             | 4              |
|                       | 5         | 6            | 5              | -                              | -     | 5                                   | 5             | 5              |
|                       | -         | -            | -              | -                              | -     | -                                   | -             | 5              |
|                       |           |              |                |                                |       |                                     |               |                |
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|                       |           |              |                |                                |       |                                     |               |                |

General Comments:

- Integrate retaining walls into the landscape plan with more articulation for interest. Pursue on grade patios where possible. Lessen the slope into the basement parking; too steep.
- Concerned about grades – integrate building design with the topography.