

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> May 11, 2011
TITLE: 401 North Pleasant View Road – Amended PUD(GDP-SIP) for Thirteen Independent Living Units. 9 <sup>th</sup> Ald. Dist. (21686)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: May 11, 2011	<b>ID NUMBER:</b>

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Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, R. Richard Wagner and Henry Lufler, Jr.

### **SUMMARY:**

At its meeting of May 11, 2011, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PUD(GDP-SIP) located at 401 North Pleasant View Road. Appearing on behalf of the project were J. Randy Bruce, representing Krupp Construction/Attic Angels; and Richard Carlson, representing The Bruce Company. Bruce presented revised plans for the Attic Angels property for more economical cottage homes. He addressed the Commission’s previous comments with an updated site plan showing rotated buildings to align with street frontage, minimized the amount of driveway in front of the buildings, and created more private open spaces in the back. In terms of the architecture, the intent has been to continue on with the existing architecture using similar details, materials and colors as with existing residential development. For this proposal they are seeking an increase in density to up to 148-units in one parcel and 100-units in the other parcel, with the increase in density coming in the height of the buildings. Carlson discussed the landscaping plan, making accommodations for more landscaping in areas where western sun hits or screening from traffic is needed. This also allows for enough space for tenants to plant their own perennials and still keeping the landscaping patterns and materials that already exist in this area. Slayton encouraged substitution of some of the shrubs with grasses and perennials. He doesn’t see the need to continue the planting belt around the buildings, but would like to see plantings moving out from the buildings to frame and enhance space around buildings. Barnett wondered about shifting the buildings a bit to get a better view of the landscaping and entry across from one another, as well as making mobility easier.

### **ACTION:**

On a motion by Barnett, seconded by Smith, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion required the removal of diminutive shrubbery around buildings and replacement with grasses and perennials and elimination of the landscape belt around the building for the addition of trees, plants and shrubs that enhance the space around the buildings, including the alignment of driveways and entries with the opposing buildings.

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, 6.5, 6.5, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 401 North Pleasant View Road**

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

General Comments:

- Solid work here.