

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 23, 2006
TITLE: 9401 Mid-Town Road – PUD(GDP), Mixed-Use Condominium Development. 1 st Ald. Dist. (03430)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: August 23, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Lisa Geer, Robert March and Michael Barrett.

SUMMARY:

At its meeting of August 23, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP) for a mixed-use condominium development located at 9401 Mid-Town Road. Appearing on behalf of the project were Casey Louther and Willy Keuhler. Louther stated that they were able to rotate the southwest building at the corner, which reduced the amount of paving, created some usable open space, and addressed the concerns of the Fire Department and Traffic Engineering. They were also able to make some slight pavement reductions in other portions of the site. Louther distributed some revised building plans for the multi-family buildings to give a sense for the style and materials. He stated that he would like to have some general criteria for the single-family units and let staff determine if each project meets them. Wagner asked that close attention be paid to the horizontal banding as the design develops. It was clarified that there is on-street parking on both sides of the street.

ACTION:

On a motion by March, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0).

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 5.75, 6, 7, 7, 7, 7.5 and 8.

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	8	8	8	-	-	7	9	8
	6	5	-	6	-	6	5	6
	6	4	-	-	-	-	5.5	5.75
	8	6	6	7	-	7	7	7
	7	-	-	-	-	6	7	7
	6	-	-	-	-	6	-	-
	7	6	8	8	-	7	7	7.5
	8	-	-	-	-	7	7	7

General Comments:

- Tweaking has much improved the design.
- Nice plan – good mix of uses and efficient use of land, especially providing for green courtyards.
- Architecture needs work yet. But site plan is improved. Appreciate applicant’s creativity in working with the Fire Department.
- Much improved open space areas, allowing for better pedestrian connections.
- Excellent response to previous comments and overall successful composition.
- Congratulate applicant’s changes – especially adding greenspace and reducing paved areas.