

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 16, 2005
TITLE: 6326 Maywick Drive – Planned Residential Development (PRD), Forty-Eight Unit Apartment Project	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: November 16, 2005	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Lisa Geer, Robert March, Todd Barnett, Michael Barrett, and Cathleen Feland.

SUMMARY:

At its meeting of November 16, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Development (PRD) for a 48-unit apartment project located at 6326 Maywick Drive.

Appearing on behalf of the project was Peter Weston, project architect. In response to the Commission's previous review of the project Weston presented revised plans detailing the following:

- A modified grading plan was presented to address previously stated concerns that resolved issues with steep slope of driveways going into underground parking entries below the structures as well as eliminating and or reducing extensive retaining wall systems around the two proposed structures.
- A rain garden had been added to provide for the channeling of roof water runoff along with the addition of ground floor patio areas providing access to adjoining lawn open space.

Following review of the revised plans, the Commission noted its improvements but raised issues with the lack of unit accessible open space around the northerly building.

ACTION:

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a vote of (5-2) with Barrett and Barnett voting no. The motion required that the applicant provide more usable open space around the northerly building and its adjacent frontage with Cottage Grove Road with staff to approve the revised plans.

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, 6.5, and 7.

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
Member Ratings	5	6	5	-	-	6	6	6
	7	8	7	7	-	6	8	7
	6	7	6	6	-	6	7	6.5
	4	6	5	5	-	5	4	5
	5	7	6	6	-	5	6	6
	3	6	7	6	-	5	5	5

General Comments:

- Much improved site plan.
- Appreciate the at grade connections made possible. The grading is much improved within the drive areas and walls reduced is great. Addition of the rain garden is a plus. Look to integrate some open space on north by Cottage Grove Road.
- Too much apartment on too little of a site.
- The grading plan seems very intrusive.