

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 23, 2008
TITLE: 9313 Elderberry Road - PUD-GDP, Duplex, Townhouse and Multi-Family Development. 9th Ald. Dist. (10055)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: April 23, 2008	ID NUMBER:

Members present were: Marsha Rummel, Todd Barnett, Richard Slayton, John Harrington, Bonnie Cosgrove, Richard Wagner and Lou Host-Jablonski.

SUMMARY:

At its meeting of April 23, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-GDP located at 9313 Elderberry Road. Appearing on behalf of the project were Jason Valerius, representing Pheasant Ridge, LLC; and Daniel R. Hoffron. The modified plans as presented featured the following:

- Woodstone Boulevard at the center of the plat has been modified to be broader to provide for enhancements with the addition of trees, seating areas, gathering nodes, in combination with its connectivity to a stormwater detention pond area to the east.
- The round-a-bout adjacent to a PUD zoned lot to be developed for multi-family purposes has been enlarged so as not to conflict with its development (Lot 11).
- A request to relocate a proposed outlot currently located in the southwest portion of the plat to provide an open space connector to the enhanced Woodstone Boulevard westerly; could not be accommodated because it is necessary to provide for drainage in its current location.
- Specified setbacks and build-to lines have been provided in the PUD text as requested, along with the confirmation that the streets in the plat can be maintained at 5-6% to be ADA compliant.

Following the presentation the Commission noted the following:

- Like the shape of the enhanced Woodstone Boulevard.
- Modify the text to note the use of full cut-out fixtures is “required.”
- Modify the text for “Type 2 House, Quantative Standards” to require that there is no less than 20% of the building to be built to the “build to” line. In addition modify the text for “Type 3 Town Home, Quantative Standards” to require that there is no less than 50% of the building to be built to the “build to” line.

ACTION:

On a motion by Rummel, seconded by Harrington, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion required address of the 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, 6, 6, 6, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 9313 Elderberry Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	-	-	-	-	6	-	6
	-	-	-	-	-	-	-	6
	7	-	-	6	-	7	7	7
	-	-	-	-	-	-	-	7.5
	-	-	-	-	-	7	6	6
	7	-	-	7	-	7	-	7

General Comments:

- Revisit roadway slopes for ADA (5%) adaptability.
- Good urban design in a subdivision is welcomed.
- Very good layout for this neighborhood development.
- Comprehensive well connected system/like boulevard shape.