

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** January 10, 2007

TITLE: 6506 Old Sauk Road – PUD(SIP) for Nine **REFERRED:**
Condominium Units – Lots 17 & 18 of **REREFERRED:**
Saukborough Plat. 19th Ald. Dist. (05258) **REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: January 10, 2007 **ID NUMBER:**

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

SUMMARY:

At its meeting of January 10, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(SIP) for nine condominium units located at 6506 Old Sauk Road. Appearing on behalf of the project were J. Randy Bruce, architect, and Michael Hershberger. Appearing in opposition to the project was Roger G. Brady. Appearing neither in support nor opposition to the project was Ron Phelps. As part of a previous presentation on this project, the Commission expressed concern about the inefficient site layout, lack of open space and suggested exploring options such as having some two-story buildings, as well as eliminating driveway connections and removing the parking spaces closer to the porch of the existing farmhouse. The modified plans by Bruce presented two site plan options in address of these concerns. Option 1 featured an insufficiently sized and configured stormwater management area along the southwesterly corner of the property adjacent to Old Sauk Road. Option 2 featured a reconfigured larger stormwater management area more suitable to the redevelopment of the property with the most likelihood to be approved in regards to stormwater management issues by City Engineer. Based on this factor, Option 2 according to Bruce was now the only feasible option. Option 2 provides for access off of Old Sauk Road for two buildings utilizing separate driveways with the bulk of the remainder of the site's six buildings including the existing farmhouse to be accessed off of a singular driveway off of the property's Sauk Ridge Trail frontage. The issues with providing access off of Old Sauk Road were noted as a possibility with Traffic Engineering. An issue of the location of existing trees in conflict with proposed driveway openings still needed resolve and consultation with arborist R. Bruce Allen. It was also noted that the collective building footprints had been reduced about 1,400 square feet. Brady, an adjoining property owner speaking in opposition. A property owner across Sauk Ridge Trail in Saukborough Condominiums noted his concern with density, the number of buildings to be developed on the site, increased traffic at the corner of Old Sauk Road and Sauk Ridge Trail, as well as stormwater runoff issues. He felt that the development of 9 units on the site was unnecessary, in addition to issue with the developer's intent not to remain as part of the Saukborough Homeowner's Association. He felt it was necessary that the number of units and the size and scope of the redevelopment proposal be reduced to fit into the neighborhood. Ron Phelps, President of the Saukborough Homeowner's Association spoke to the issue of the property remaining as part of the homeowner's association. Staff noted the history of development in this area, with this parcel as the last remnant parcel containing the original farmstead. When the surrounding area was developed, the property was included in the existing homeowner's association; its detachment is a private issue to be

resolved outside of the Commission's review authority. Ald. Radomski spoke to the neighborhood process involving this redevelopment proposal. Following the presentation, the Commission noted the following:

- Development of fewer units (west buildings) would facilitate maintaining a large open space along Old Sauk Road, as well as the preservation of existing large canopy trees on the site.
- Consider a single duplex unit on Old Sauk Road versus the two single-family structures proposed with a single driveway access.
- Option 2 appears to provide for a more superior site plan versus other previous alternatives.
- Like the basement treatment (exposed) on the various building types. Connect sidewalk at right angles to Sauk Ridge Trail.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.

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 3, 5.5, 6, 6 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6506 Old Sauk Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	6	6	-	5	5	6
	6	-	-	-	-	6	5	6
	8	7	-	-	-	7	7	7.5
	3	-	-	-	-	-	3	3
	5.5	-	-	-	-	-	-	5.5

General Comments:

- Nice project adding a tasteful, albeit different, mix to the area.
- Review configuration of 2 south units to conserve trees and minimize paving. Better than previous plan.
- Much improved.
- Site should be kept as an historical farmstead in the City to save the agricultural heritage of Madison.
- Improved.
- Real improvement in this site plan version. Losing a single-unit to enlarge the open space and save several very large trees would be even better.
- Reposition the easternmost single-unit along Old Sauk to avoid the Oak trees or eliminate altogether. Still not convinced this is the best use of the site.