

## AGENDA # 4

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 15, 2009
TITLE: 8101 and 8119 Mid-Town Road – PUD-SIP, Eighty-Eight Unit Residential Development. 1 <sup>st</sup> Ald. Dist. (05832)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 15, 2009	ID NUMBER:

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Members present were: Bruce Woods, Richard Wagner, John Harrington, Dawn Weber, Marsha Rummel, Mark Smith, Ron Luskin and Jay Ferm.

### SUMMARY:

At its meeting of July 15, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP located at 8101 and 8119 Mid-Town Road. Appearing on behalf of the project were Randy Bruce and Rich Arnesen, both representing Stone House Development. Bruce's presentation of the revised plans emphasized the following:

- Adjustments to the building elevations to reduce the amount of vertical piers in favor of an emphasis on vertical balcony elements utilizing the same stone as previously proposed, in addition to adjustments and variation in window placement and size.
- Modifications to the individual building entry treatments to be individually unique.

Following the presentation of the building materials and colors palette, the Commission noted the following:

- Relative to bike parking issues. Long-term bike parking should be provided at a one-to-one ratio indoors utilizing wall hooks beyond the threshold required minimally by code. Bruce noted that a suggested alternative to cut back on exterior bike parking in favor of providing more interior bike parking stalls and additional landscaping amenities could be addressed with maintenance of the proposed stalls on the exterior of the building with provision of additional stalls utilizing hooks is acceptable.

### ACTION:

On a motion by Harrington, seconded by Luskin, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion included the adjustments to interior and exterior bike parking.

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, 6, 6.5, 7, 7 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 8101 and 8119 Mid-Town Road**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	6
	7	8	7	-	-	7	7	7
	8	8	8	8	-	7	7	8
	6.5	6.5	6	-	-	6.5	-	6.5
	-	-	-	-	-	-	-	6
	6	6	6	-	-	6	6	6
	6	7	-	6	-	6	6	7

General Comments:

- Nicely resolved elevations!