

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 19, 2006
TITLE: 9401 Mid-Town Road – PUD(GDP-SIP), Mixed-Unit Condominium Development. 1 st Ald. Dist. (03430)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: April 19, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of April 19, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP), mixed-unit condominium development located at 9401 Mid-Town Road. Appearing on behalf of the project was Casey Louther. The project will provide for the development of 64 condominium units consisting of four 16-unit condominium style buildings, five duplex condominium structures and eleven single-family condominium homes on several platted lots interspersed with extended public right-of-way featuring a shared stormwater management area and community center and pool. The duplex units feature one driveway access per elevation. Although all units feature on-site parking, street parking within the area is provided. All buildings will feature a brick masonry façade. Following the presentation, the Commission noted the following:

- The site has large existing vegetation. Identify the vegetation that can be maintained and preserved within the project limits, especially along lot lines.
- Provide landscaping and screening of surface parking and drive aisle areas of the adjacent public right-of-way, including the detention area.
- Attempt to reduce surface parking adjacent to the courtyard between Buildings No.'s 1 and 4.
- The handling and adjustment of grades architecturally will require further attention with future consideration of the project.
- Examine providing parallel parking instead of diagonal or perpendicular along the private drives of the four building multiple unit site.
- Examine sidewalk continuity to the southerly units on the four 16-unit lot.
- Look at articulation of public versus private open spaces across the combined sites.

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 5, 6, 6, 6, 6, 6 and 6.5.

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	6	6	6	7	-	6	6	6
	6	-	6	-	-	6	5	6
	5	-	-	-	-	5	5	5
	-	-	-	-	-	-	-	6
	8	-	-	-	-	5	-	6.5
	6	-	-	-	-	-	-	6
	6	-	-	-	-	6	6	6

General Comments:

- Pretty good site design. Consider parallel on-street parking internally.
- Difficult, steep site; will have a big effect on the architecture, which we're not seeing yet.
- Good ideas, but an awful lot of pavement.
- Good start.
- Overall good plan and nice start. Reduce parking at multi-family units. Develop greenspace/courtyard.
- Inventory ex. trees on site, especially oaks to see if they can be saved. Nice gathering area for the 16-unit buildings. Would like the rain gardens integrated into the overall landscape.