

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 20, 2006
TITLE: Jeffy Trail/Lot 77 Hawk's Creek Plat – Planned Residential Development. 1 st Ald. Dist. (05257)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: December 20, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Lisa Geer, Todd Barnett and Ald. Noel Radomski.

SUMMARY:

At its meeting of December 20, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a Planned Residential Development on Jeffy Trail (Lot 77 in Hawk's Creek Plat). Appearing on behalf of the project was Randy Bruce. He stated that the scale of the buildings is reduced toward the southern portion of the site closer to the park. He said the loop driveway is treated more as a street with sidewalks on the inner radius. He agreed to take another look at other parking alternatives to gain open space between the two pairs of larger buildings. He also agreed to look at providing sidewalks on both sides of the loop driveway. He further agreed to look at necking down the access points to the adjacent double wide drives to make them more pedestrian-friendly.

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 and 6.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: Jeffy Trail/Lot 77 Hawk's Creek Plat

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6.5
	5	-	-	-	-	5	5	5

General Comments:

- Join paired drives as they cross the sidewalk to create a single drive curb cut. Add more interesting paving in the auto court areas.
- Look at using alleys for as many garage access points. Good start.
- Intriguing site concept, of medium-low density, many wheelchair accessible units in a neighborly and walkable layout. Nicely done skinny streets.
- Interesting site plan.
- Concerned about north-south space between 4-unit buildings will not be inviting.