

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 20, 2006
TITLE: 8201 Flagstone Drive (Lot 1 of Hawk's Creek Plat) – Planned Residential Development/40-Units. 1 st Ald. Dist. (04825)	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 **GRANTED FINAL APPROVAL** for a 40-unit Planned Residential Development located at 8201 Flagstone Drive (Lot 1 of Hawk's Creek Plat). Appearing on behalf of the project was Randy Bruce. He stated that the driveway from Jeffy Trail is now on the south property line and shared with the adjacent development. The driveway on the west side was connected with the aforementioned driveway, as well as to the adjoining development. Bruce shared a color palette, noting that hardiplank siding will be used with a tumbled CMU base that will wrap the end units in the back. He agreed to use lattice to close the open space under the stairs. There was some discussion about grades relative to handicapped ramps.

ACTION:

On a motion by Host-Jablonski, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL** with the condition that if the handicapped ramps are not bermed, the exposed faces will use the same cement masonry units as on the base of the buildings, and the railing be similar to those used on the buildings.

The motion was passed on a vote of (5-0).

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 7, 7, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 8201 Flagstone Drive

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

General Comments:

- Good coordination with neighborhood context and making site layout adjustments to improve this.
- Nicely done. Really appreciate the applicant’s willingness to design in shared roadways. Nice architecture.
- Bravo with changes to site – this is a feel good moment. Nice colors, materials.