

## AGENDA # 9

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** June 20, 2007

TITLE: 9401 Mid-Town Road – Amended PUD(GDP-SIP) and PUD(GDP), Single-Family, Duplex, and Multi-Family Residential Development. 1<sup>st</sup> Ald. Dist. (03430)

**REFERRED:**  
**REREFERRED:**  
**REPORTED BACK:**

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

DATED: June 20, 2007      **ID NUMBER:**

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Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Marsha Rummel, Todd Barnett, Bruce Woods, Michael Barrett and Richard Slayton.

### **SUMMARY:**

At its meeting of June 20, 2007, the Urban Design Commission **REFERRED** consideration of an Amended PUD(GDP-SIP) located at 9401 Mid-Town Road. Appearing on behalf of the project was Willy Kevler and Att. Ron Trachtenberg. Prior to the presentation, staff noted that the project had been modified to reflect the removal of three previously proposed 16-unit buildings and clubhouse in favor of the development of a combination of individual single-family and duplex building prototypes, all having access to public streets utilizing a combination of shared and individual drives. The project provides for eighteen single-family and duplex buildings with a proposed PUD-SIP, with one multi-family building containing 16-units as proposed amended PUD-GDP on the site. Att. Trachtenberg noted that the duplex single-family units developed under a condominium with the multi-family building to be either rented or developed as condominiums. The project provides for the development of duplex and single-family building types with a prototypical design with staff approval of alterations consistent with the basis of the concept for the building and site design as proposed. Following the presentation, the Commission noted that there are issues with the level of details provided for review, required further address in order to review of the project as follows:

- A prototypical landscape plan should be provided for each housing type, as well as a master landscape plan for the single-family/duplex development.
- A master stormwater and drainage plan shall also be provided that incorporates infiltration areas/beds, rain gardens and bioretention areas.
- Prototypical elevations for each building type shall be provided, including a range of material and color palettes for each building.
- Relevant to the multi-family building the main drive aisle and parking entry to its lower levels are located between the rear side of the building and its frontage with Mid-Town Road as the main feature of the building's backside. The building needs to be closer to the street with alternatives to the location of the access drive provided.
- Relevant to the prototypical design of the single-family and duplex units, some building details need more study as to how siding, brick and stone are applied to the façade, especially the entry treatment and height of overlying gable features.

- There is a tremendous amount of asphalt/impervious area around the multi-family building's configuration.
- Relevant to the single-family and duplex buildings, the use of EIFS on upper gables should be reconsidered where siding may be more appropriate.
- Reexamine windows and material treatment around garages and at the roofline, especially along the front elevation of single-family and duplex units.
- Provide context information on the design and features of the detention area and how it relates to the adjoining development area, as well as surrounding properties.
- Provide rear elevations of each of the single-family and duplex building types in the packet, in the elevations as presented windows appear sparse on the backside. In addition, provide windows in garages.
- The style of the off-set front door doesn't compliment the architectural style of units 1, 5, 8 and 18.

**ACTION:**

On a motion by Woods, seconded by Barnett, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (7-0). The motion to refer required address of the above stated concerns.

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, 5, 5 and 6.

**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
<b>Member Ratings</b>	5	5	-	-	-	5	5	5
	6	5	5	-	-	7	7	6
	5	5	5	-	-	5	4	5
	-	-	0	-	-	-	-	-
	-	-	-	-	-	-	-	5

General Comments:

- Need to reduce paving to lot 5.
- Look at landscaping, building architecture details.
- Where's the landscape plan?
- Let's see a real landscaping plan here.