

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 23, 2008

TITLE: 92 Golf Parkway - GDP-SIP for Two Duplex Condominium Buildings (Four Total Dwelling Units). 18th Ald. Dist. (09862)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 23, 2008

ID NUMBER:

Members present were: Lou Host-Jablonski, Marsha Rummel, Bonnie Cosgrove, John Harrington, Todd Barnett, Richard Slayton and Richard Wagner.

SUMMARY:

At its meeting of April 23, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a GDP-SIP located at 92 Golf Parkway. Appearing on behalf of the project were Dan Murray, Rita Melone, and Ann-Marie Kirsch, all representing Cherokee Park, Inc. Prior to the presentation Murray noted the absence of the project's architect, Ed Linville, due to issues with his wife's health. Murray then proceeded to provide a summary of modifications to the plan in response to the Commission's previous review, noting the following:

- The elimination of a previously proposed loop drive to serve the adjoining duplex condominium buildings in favor of individual driveways for each building. A proposed infiltration pond located between the two proposed driveways limited the potential for creation of a singular shared drive, as well as the need to minimize the amount of impervious pavement.
- An existing MG&E utility easement prevents the movement of the location of the two buildings to the rear of the site.
- Ann-Marie Kirsch provided a detailed overview of the site drainage and grading plan, emphasizing the maintenance as well as overall sizing of proposed rain garden and infiltration areas on the site.

Following the presentation the Commission noted concern with the maintenance of rain garden areas, as well as their construction. Ann-Marie Kirsch noted that the areas will be deep tilled prior to their construction and protected from compacting during the construction period. Concerns were voiced with the effect of grading on the existing maples along the easterly boundary of the site based on the proposed grading plan. It was emphasized it will be necessary to stay 10-feet away from the drip line of the trees. If the species are "Norway" maples, tree spade and move or replace with a more native species if less than 10" in caliper.

ACTION:

On a motion by Wagner, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0).

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 6, 6, 6, 6, 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 92 Golf Parkway

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	5	-	-	6	-	6
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	7
	6	7	5	-	-	-	6	6
	5	8	-	-	-	-	-	6
	6	-	6	-	-	-	6	6

General Comments:

- Well designed buildings will add architectural variety to older development.
- Approvable.
- Mediocre site plan/building placement.
- The change to the driveway is a good improvement, as is the rain garden.