

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** March 20, 2013

TITLE: 6801 Littlemore Drive – PUD-SIP for a **REFERRED:**
Two-Building, Sixty-One Unit Residential **REREFERRED:**
Development. 3rd Ald. Dist. (28829)

REPORTED BACK:

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

DATED: March 20, 2013 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Marsha Rummel, John Harrington, Richard Slayton, Cliff Goodhart and Tom DeChant.

SUMMARY:

At its meeting of March 20, 2013, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP for a two-building, sixty-one unit residential development located at 6801 Littlemore Drive. Appearing on behalf of the project were J. Randy Bruce and Neal Schroeder. Bruce responded to the Commission's concerns from their previous review of the project. The circulation pattern with a turn-around caused concern with the possible impact on the courtyard; it has been redesigned with access to come in off of Wyalusing, which helps the neighborhood in terms of traffic generation and helps the courtyard. The landscape plan is now readable and the wetlands area will be maintained. They added and relocated elements to incorporate the entry features down on the first floor and strengthened the siding. On the two-story version they are making the entry elements the identifying feature with different color combinations so the two buildings stand apart from each other. Siding and masonry materials were made available.

The Commission made the following comments:

- It's a big improvement, especially the three-story building where it sets up a rhythm, a series of units versus the flatter look you had before.
- I like the way the new access direction. It would be nice to put some big trees out in front. Take the Spruce out and make a grove in here; use Birch in groupings. You could line these two walks with trees around central space and keep this open for play space.
- Look into another sidewalk connection to Wyalusing Drive.

ACTION:

On a motion by Slayton, seconded by DeChant, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0). The motion required address of landscape comments and additional walkway to Wyalusing Drive.

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, 6.5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6801 Littlemore Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6.5
	-	6	6	-	-	-	-	-
	7	7	7	6	-	6	7	7
	6	6	6	-	-	6	5	6
	5	5	5	-	-	6	5	5

General Comments:

- Much, much improved greenspace and design.
- Big improvement in design.
- Big improvement in massing and reduction of vinyl’s visual impact.