

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** July 25, 2007

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

REFERRED:
REREFERRED:
REPORTED BACK:

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

DATED: July 25, 2007 **ID NUMBER:**

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

SUMMARY:

At its meeting of July 25, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PUD(GDP-SIP) for single-family and duplex lots and PUD(GDP) for a multi-family development at 18-24 units an acre located at 9401 Mid-Town Road. Appearing on behalf of the project were Ron Trachtenberg, and Willy Keuler.

The plans as presented by Trachtenberg and Keeler consisted of revised building elevational details for the prototypical design of single-family and duplex units, revised and enhanced grading and landscape plans including a foundation/landscaping plan for both single-family and duplex buildings along with an array of material colors and samples to be utilized on the proposed structures. Additional details were provided as to proposed plantings and the design of the adjacent stormwater management area and how it relates to adjoining development within the area including surrounding adjacent properties.

Following the presentation the Commission noted the following:

- The area above the front entry, many of the single-family and duplex homes is too large and too big and disproportionate to the overall façade. Do something to extend down to mesh and align with the adjacent pitch roof slope.
- Need to examine the clustering landscaping in areas around the entry; get away from the approach that every piece of foundation needs screening, get away from linear arrangement; use more native plantings, get rid of crabapples and replace with serviceberries; in addition, using more native species.
- On the master planting plan for the overall development cluster plantings more in threes; get rid of linear arrangements.
- On the master grading plan, get rid of curve at southwest corner of the intersection of Silverstone Lane and Dregers Way.
- Need to provide details for the supervision and maintenance of rain garden areas.
- Seed plantings and filtration area only after final grading and protect during construction in addition to after installation provide a protective blanket.

- On page A1 featuring prototypical building elevations use framing around windows and eliminate vinyl siding to be replaced with a more durable material.
- Remove culture stone off of the face of the single-car garage on the front elevation of units 11, 21, and 28.
- Eliminate stone between window lights.
- On master drainage plan, in the southwestern three lots do something with grading along the southerly lot line, use retaining wall as proposed but make it a feature using terracing and plantings.
- The east end of Silverstone Lane has an error in reference to road grades that needs to be corrected.

ACTION:

On a motion by Slayton, seconded by Woods, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion provided for the development of a PUD(GDP-SIP) on all single-family and duplex lots within the development and a PUD-GDP for Lot 5 for a multi-family residential building. The motion required address of the following:

Relevant to the single-family and duplex prototypes:

- Architectural tweaks consisting of no vinyl siding with alternatives provided, providing window trim around all windows, eliminate masonry base application on the side of the garage at the door on 2C around the single-car garage door on the right side of 2A and along the left side of the side elevation of 2B.
- Eliminate stone between the first story windows on 2C.
- Investigate redoing the front entry treatment by pulling the fascia line at entry on 3A, 4B, and 4A with potential for exterior transient feature.

Relevant to Lot 5:

- The site plan shall be modified to better utilize grades and minimize the amount of asphalt paving with architectural details of the building and full site/landscape plan elements provided with the future PUD-SIP.
- Look at more efficient use of site where driveway doesn't traverse the entire lane of the lot with entry to underground parking, relocate to the south of the building which may require the building's movement toward Mid Town Road.

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 4, 5, 5, 5, 5/6 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
Member Ratings	6	5	6	6	-	5	5	5/6
	5	5	5	-	-	5	5	5
	4	5	5	-	-	4	4	4
	5	5	5	-	-	5	4/5	5
	5	5	5	-	-	5	5	5
	6	6	6	-	6	7	7	6

General Comments:

- Another average suburban development. The biggest problem is the poor planning for development along Mid-Town. Everything from the roadway design to the mandated setbacks, to the mandated building orientation away from the street results in a very very bland streetscape with big gaping holes in it.
- Multi-family relationship to Mid-Town still big concern, otherwise fine project.