

## AGENDA # 9

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> July 26, 2006
TITLE: 5002 Siggelkow Road (Lot 199 Liberty Place) – Planned Residential Development (PRD). 16 <sup>th</sup> Ald. Dist. (04193)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: July 26, 2006	<b>ID NUMBER:</b>

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Members present were: Lisa Geer, Acting Chair; Ald. Noel Radomski, Todd Barnett, Cathleen Feland and Michael Barrett.

### **SUMMARY:**

At its meeting of July 26, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Planned Residential Development (PRD) located at 5002 Siggelkow Road (Lot 199 Liberty Place). Appearing on behalf of the project were Lew Averill, Chad Obright and Brian Munson. Prior to the presentation, staff noted to the Commission that the project as proposed on properties currently zoned R4 were in excess of density levels approved with the subdivision. Under this situation, it is anticipated that the request for higher densities would be based on the submission of a superior development proposal of high architecture and site plan amenities. The project as proposed provides for the development of five buildings; four 12-unit structures and one 8-unit building for a total of 56-units. All units are 2-bedrooms and feature lower level tandem garages. The architecture of the building is similar to that utilized by the developer within the “Twin Oaks Subdivision.” Following the presentation of plans, the Commission noted the following:

- Issue with driveway onto alley; not been previously reviewed by the Traffic Engineer, as well as overall site plan details including the Fire Department prior to presenting to the Urban Design Commission.
- Reduce the amount of overall pavement, as well as drive aisles.
- Driveway entries are excessively wide; plan requires prior review by the Traffic Engineer and Fire Department with any further consideration.
- Provide a section through the site that details the buildings’ relationship in conjunction with the site’s unique topography.
- Like the overall architecture, changes in color and material and articulation, including how porches and balconies are handled. Consider the addition of double slide doors on the backsides of Buildings 4 and 5.

### **ACTION:**

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.

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 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 5002 Siggelkow Road**

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

General Comments:

- Show site context and photos, possibly a section so we can understand grading.
- Difficult site. Please bring context photos back.
- Do whatever possible to reduce street/drive aisle widths; 28' is too wide!