

**AGENDA # 11**

City of Madison, Wisconsin

<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> February 22, 2006
<b>TITLE:</b> 5901 and 5899 Milwaukee Street, Twin Homes, 4-Units, Townhomes and Multi-Family Development, PUD(GDP), Second Addition to Grandview Commons. 3 <sup>rd</sup> Ald. Dist. (03022)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
<b>DATED:</b> February 22, 2006	<b>ID NUMBER:</b>

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Cathleen Feland, Lisa Geer, Lou Host-Jablonski, Michael Barrett, Todd Barnett, Bruce Woods, Robert March.

**SUMMARY:**

At its meeting of February 22, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of the PUD(GDP) components supporting twin homes, 4-units, townhomes and multi-family development within the Second Addition to Grandview Commons subdivision located at 5901 and 5899 Milwaukee Street. Appearing on behalf of the project was Brian Munson. Under review by the Commission is an overall PUD(GDP) that provides for the development of three twin homes lots with street frontage to be developed with a total of 6 units, 8 twin homes lots to be developed with a total of 16-units with alley access, five 4-unit homes lots to be developed with a total of 20-units, three townhomes lots to be developed with a total of 20-units, and one multi-family lot to be developed with 83-units as components of the Second Addition to Grandview Commons subdivision. The remainder of the plat is to be developed for single-family purposes. Staff noted to the Commission that consideration of the PUD(GDP) provided for the acceptance of the concept of their development with further details required to actuate development with the submittal of a future PUD(SIP). The overall PUD(GDP) provides for the integration of the more intense levels of residential development into the balance of a single-family neighborhood fabric. Following the review of the plan, the Commission expressed concerns with future development of the adjacent quarry in regards to potential street extensions established with this subdivision. The Commission also noted its appreciation of mixing in of different levels of residential uses and densities within the subdivision.

**ACTION:**

On a motion by March, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (9-1) with Wagner, Ald. Radomski, Feland, Geer, Host-Jablonski, Barnett, Woods and March voting aye and Barrett voting no.

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, 6, 7, 7, 8 and 8.5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 5901 & 5899 Milwaukee Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	-	-	-	-	6	4	6
	-	-	-	-	-	-	-	8
	-	-	-	-	-	-	-	7
	9	-	-	-	-	8	9	8.5
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	7
	6	-	-	-	-	5	5	5
	6	-	-	-	-	6	6	6

General Comments:

- Nice job of continuing the neighborhood. Would have liked to see more commercial interior to the development.
- As usual, nice job.
- Great!
- Mixed-use is good. Needs better connectivity at the micro-scale; i.e. mid-block cut-throughs, alleyways, etc. Parks should be better framed.