

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 19, 2007
TITLE: 4809 Freese Lane – Planned Residential Development (PRD) for 9, Two-Unit Condominium Buildings. 16 th Ald. Dist.	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 19, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Jay Ferm, Richard Slayton, Bruce Woods, and Marsha Rummel, Lou Host-Jablonski and Todd Barnett.

SUMMARY:

At its meeting of September 19, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** for a Planned Residential Development (PRD) for nine, two-unit Condominium Buildings. Perkins provided an update to the Commission on modifications to the proposed plans following its previous referral at the meeting of August 22, 2007. Perkins noted that following the meeting based on discussions with staff the modified plans have been adjusted to reflect provisions of the previous version of the project that received initial approval by the Commission at its meeting of May 4, 2005. He noted that the previous version (referred 8/22/07) may have been mistakenly developed based on misinterpretation of staff comments. Glueck provided an overview of the modifications emphasizing the development of social spaces adjacent to units, a main pathway from the street to the open space/wetlands commons area, with special attention to individual open spaces adjacent to units. Details of modifications to the rear tier of duplex units abutting the wetland buffers were emphasized where some front loaded garages were eliminated in favor of side facing garages featuring porous paved concrete drives, in addition to the elimination of 1-½ stalls of attached parking. Following the presentation the Commission noted the following:

- The site/landscape plans are much improved, still an issue with not having porches as well as need to ensure that landscaping in the rear adjacent to each unit is adequate for privacy for individual users/units.
- A difficult site with budget constraints still needs to look at a different building type.
- Provisions that allow for the rear area condominium owners to thin and clear cut as needed the wetland buffer area including infiltration basins needs to be reexamined, these areas need to be managed and maintained with a clear plan for maintenance and preservation.
- On the landscape plan, replace crabapple trees with alternatives due to their small size.
- The plantings within infiltration basin are not shown on the landscape plan. The plans need to be more specific to the type of plantings for the infiltration area.
- Relevant to the landscape plan, add a few major deciduous trees between the rear of the buildings and the wetland buffer. Between the front units, the use of arborvitae walls of green should be spaced out more with the use of a more open type of evergreen such as “spring grove” arborvitae.

- On the grading plan note inlets or catch basins taking water to the wetlands; need to remove concentration of water between the northwesterly two units.
- On the social space issue, no doors or units to the rear that open up to the private yards; large entries with porches to get down to the private yards, extend porches along side of building with steps that go down at minimum consider adding in certain locations for certain units.

ACTION:

On a motion by Host-Jablonski, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required the following:

- At minimum extend porches on the two rear center buildings with steps down to grade with the plans conceptually allowing for others at the discretion of the individual unit owner; where possible considering yard and setback requirements.
- The landscape plan shall be modified as noted in regards to crabapple trees for larger deciduous trees with plantings within the infiltration area identified. In addition, look at the grading plan for safety issues, as well as coordinate the details of the landscape and grading plans to be consistent and provide a maintenance/preservation plan for infiltration and wetland buffer areas with provisions to control potential clear cutting by tenants.

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, 5.5, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4809 Freese Lane

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	3	6	6	6	-	5	4	5
	5	5	5	5	-	5	3	5
	-	-	-	-	-	-	-	6
	5	5	5	-	-	6	5	5
	6	6	5	-	-	5	5	5.5
	4	5	6	-	-	5	4	4
	6	6	5	-	-	6	6	6

General Comments:

- Improved circulation from previous iteration. Restrictions imposed by covenants and wetland buffer create hardship for good urban design and adds cost to this affordable housing project.
- Finally, this is approvable. Landscape planning needs some improvements, as well as grading. Still, this project exhibits the problems created by choosing an inappropriate building type for the site.
- Minimizing paved areas greatly improves plan. Soften building/wetland in terraces with vegetation (major trees).
- Add more large deciduous trees and protect and maintain the infiltration basin.
- City dictated covenants to make this affordable housing as “main stream” as possible forced architects and UDC to lower our standards for socially important spaces. City-dictated covenants valued cars more than people. This is a shame. Architect did best on a tough project.