

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 3, 2011
TITLE: 652 Bear Claw Way - PUD(GDP-SIP) for a Twenty-Eight Unit, Three-Story Apartment Building and PUD(GDP) for a One-Story Commercial Building. 9th Ald. Dist. (22366)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: August 3, 2011	ID NUMBER:

Members present were: Richard Wagner, Henry Lufler, Melissa Huggins, Richard Slayton, Dawn O’Kroley and Mark Smith.

SUMMARY:

At its meeting of August 3, 2011, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 652 Bear Claw Way. Appearing on behalf of the project was Donald Schroeder, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions were Alex McKenzie and Tim McKenzie. Schroeder reviewed changes to the plans since their last visit to the UDC. The landscape plan has incorporated more interesting shapes with bioretention areas and more shade trees. The form of the roof was mentioned in relation to the loft units; Schroeder presented a building section that shows how those units have a loft and how the roof treats that space. Brick material samples and two colors were shown, as well as composite window materials. Huggins appreciated the demonstration of how the units work with the roof shape. Slayton mentioned some concern with the Crabapple trees; he would prefer a tree with a base shape so the branches won’t be at eye level. The detention area needs a few more hedges to accentuate the shape. He would also like to see more groups of trees rather than singles.

ACTION:

On a motion by Lufler, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0). The motion required address of the landscape comments.

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 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 652 Bear Claw Way

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

General Comments:

- RIP flat roofs?