

## AGENDA # 7

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** April 18, 2012

TITLE: 6733 Fairhaven Road – PUD(GDP-SIP),  
51 New Apartment Units. 7<sup>th</sup> Ald. Dist.  
(25968)      **REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

DATED: April 18, 2012

**ID NUMBER:**

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Members present were: Henry Lufler, Acting Chair; Dawn O’Kroley, Marsha Rummel, Melissa Huggins, Richard Slayton and John Harrington.

### **SUMMARY:**

At its meeting of April 18, 2012, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) located at 6733 Fairhaven Road. Appearing on behalf of the project were Russ Ellers, representing Architectural Design Consultants, Inc.; and Rich Carlson, representing Watts Landscape. Appearing neither in support nor opposition and available to answer questions was Eric W. Sandsnes, representing Fairhaven, LLC/Royal Oak & Associates. Ellers presented plans for a 3-story complex that matches its surroundings as best it can with brick, siding and window patterning. The materials would be brick on the base with a bit of stone to accentuate the entry, and a combination of horizontal siding and shake for the upper component, with an architectural shingle and aluminum soffits and fascias. Sandsnes then talked about stormwater management and landscaping. Stone cribs will be used along the parking lot edge for stormwater management. There is a greenway and they have plans for PVC piping filtered through stone. Roof drains will go to a detention pond with the other half going through the stone piping. Carlson talked about keeping the same density and theme of landscaping as they’ve done with other buildings in this area. Harrington noted that the parking lot would need to be broken up at least every 12 stalls with islands, and stated that their tree selection was fine. He suggested planting more trees where they can in order to mitigate the pavement heat as well as the environment. Huggins stated that future developments should no longer use this form and should think about creating much more of an urban feel to what is an urban form. O’Kroley commented that on the context pictures there were walk-ups to the units in existing adjacent structures and in the proposal there are no walk-ups; she sees that as going in the wrong direction. She also suggested studying the balconies and entry points; maybe the balconies become a stronger element and feel like entry pieces. She also suggested studying the articulation on the center piece (office/workout area) and entry feature to be bigger gestures. Rummel noted that doorways should be tied to walkway connections. Slayton suggested large deciduous trees to help break up the building face and make it more dimensional; the bland end elevation facades. In addition, look at the roof form treatment as with adjacent gabled end featured buildings.

**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 5 and 5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 6733 Fairhaven Road**

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

General Comments:

- Address the street. More trees/landscaping in parking lot. Renew/enhance front entry and entries to units on street.
- We need new apartment architectural models!