

## AGENDA # 8

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** June 1, 2016

TITLE: 4525 Secret Garden Drive – Multi-Family Residential Development Consisting of Twelve Multi-Family Buildings with 102 Dwelling Units. 16<sup>th</sup> Ald. Dist. (36751)

**REFERRED:**  
**REREFERRED:**  
**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

DATED: June 1, 2016      **ID NUMBER:**

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Members present were: Richard Wagner, Chair; Richard Slayton, Dawn O’Kroley, John Harrington, Cliff Goodhart, Michael Rosenblum, Lois Braun-Oddo and Sheri Carter.

### **SUMMARY:**

At its meeting of June 1, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of a multi-family residential development consisting of twelve multi-family buildings with 102 dwelling units located at 4525 Secret Garden Drive. Appearing on behalf of the project were Brian Munson, Joe Lee and Matt Saltzberry, representing Decker Properties. The frontage along the front of the project has a pipeline; after discussion with the line company they are fine with ground plane treatments, which have lead to significant modifications to the landscaping along the pipeline to create a different setting than the lawn setting that was previously proposed. The grade along that stretch has been affected in two directions: additional engineering has brought some of the buildings along that frontage down 1 or 2-feet and snood the front slope out quite a bit to create a more gradual slope and smoother transition. Signage and lighting was included in the packet. The architecture variety is more diversified and less repetitive with varying rooflines and building materials in different color schemes.

Comments and questions from the Commission were as follows:

- It will be important that you find someone to manage your landscaping who knows about prairie plantings.
- Matt Tucker, Zoning Administrator will have to make a finding that the proposed signage meets what applies zoning-wise.

### **ACTION:**

On a motion by Slayton, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for the following:

- The Commission made a finding that the “natural lawn” met the required standards and that a maintenance plan for the prairie plantings and natural lawn shall return for staff approval.

- Signage shall return to the Commission if it does not meet the Zoning Code.