

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 16, 2017

TITLE: 301 Cross Oak Drive – PD(SIP), Multi-Family Townhome Development Consisting of Nine Units. 9th Ald. Dist. (44467)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: August 16, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Amanda Hall, Cliff Goodhart, Rafeeq Asad, Lois Braun-Oddo, Michael Rosenblum, John Harrington and Tom DeChant.

SUMMARY:

At its meeting of August 16, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of changes to a PD(SIP) located at 301 Cross

Appearing on behalf of the project was Steve Shulfer, representing Leaders Construction. Shulfer reviewed changes to the project based on the Commission’s previous comments. The front foundation has less exposure, grading has been brought up two feet, railings will be more residential in style, the color palette has been minimized, and the roof planes simplified. They tried to incorporate more windows but because of the staggered nature of the landings, it began to look too messy.

Comments and questions from the Commission were as follows:

- On your driveway face I would suggest strengthening your island landscape by having one species, or something that creates a tree canopy rather than having Lilacs.
- Make the Pear trees canopy trees.
- These islands need 70-80% vegetation, not just all mulch.
- Bring up the row of Viburnums.
- You need more canopy trees; what you’re showing is not the same as what my plans show.
- You’ve got Northern Lights Azaleas; I would change those. I never see those do well.
- I would make the balconies slightly wider and align them over the garage doors entirely. The mullion of the window is then aligned with the edge of the balcony.
- I recommend you use the same proportion of the second story windows that you have on the front so there is continuity between the front and back.
- On the north elevation there seems to be a real imbalance, particularly the ones that have the gable covering over the front door. Right there is a recess and the gable is just kind of hanging right in the

middle of where the wall changes plane, it's not in the center and then where the shed comes in it seems like it's forced. A gable at the top and a shed at the bottom.

- I would propose that we keep the higher gables as we have them. I know there's no objection to the shed roofs at the entries.

ACTION:

On a motion by O'Kroley, seconded by Hall, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0-1) with Asad abstaining. The motion provided for improvements to the windows, balconies, all gables in the front as discussed, and the landscaping comments.