

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 21, 2009
TITLE: 542 Northport Drive – Amended PUD(GDP-SIP) – Revised for Northport Commons Residential Development. 18 th Ald. Dist. (13024)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: January 21, 2009	ID NUMBER:

Members present were: Bruce Woods; Chair, Todd Barnett, Richard Slayton, Ald. Marsha Rummel, Ron Luskin, Dawn Weber, Mark Smith, Richard Wagner, Jay Ferm, and John Harrington.

SUMMARY:

At its meeting of January 21, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of an amended PUD(GDP-SIP) to revise the Northport Commons Residential Development at 542 Northport Drive. Appearing on behalf of the project was Michael Carlson. Carlson described the changes from the previous meeting, including increasing the widow sizes, incorporating a five-foot privacy fence around the patio areas, and adjusting the roofline. He noted that each family will get to pick out landscaping around their unit.

The Commission discussion focused on the following issues:

- The alignment of the trees as they run from southeast to northwest along Northport Drive, where it transitions from a strong symmetrical planting to an asymmetrical one. The Commission asked the applicant to explore the reasons for this and explore a more clear design approach.
- Design details, such as a trim board around the base of the siding, wider trim on the service door in the garage, and color choices other than taupe.

ACTION:

On a motion by Luskin, seconded by Wagner, the Urban Design Commission **GRANTED FINAL APPROVAL** of an amended PUD(GDP-SIP) to revise the Northport Commons Residential Development at 542 Northport Drive, subject to the following conditions being approved by staff:

1. Avoiding the lighter range of colors from the siding sample board presented at the meeting.
2. Resolving the continuation of the “allee” of trees along Northport Drive.
3. Exploring a border along the bottom of the walls where the siding ends and wider trim around the service door in the garage.

The motion passed on a vote of (10-0).

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 6, 6, 6, 6, and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 542 Northport Drive

	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
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	6
	5	5	5	-	-	-	6	6
	5	5	5	-	-	5	5	-
	6	6	5	-	-	6	-	6

General Comments:

- Allee resolution, continue belt skirt!
- Too bad about vinyl siding.
- Vinyl siding – yuck.
- Refine landscape treatment (align allee).