

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 4, 2009

TITLE: 9202 Silverstone Lane – Alteration to a PUD(GDP-SIP) to Change Five 4-Unit Townhouse Condominium Buildings to Five 4-Unit Garden Apartment Buildings. 1st Ald. Dist. (13501)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: William A. Fruhling, Acting Secretary

ADOPTED:

POF:

DATED: February 4, 2009

ID NUMBER:

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

SUMMARY:

At its meeting of February 4, 2009, the Urban Design Commission **GRANTED INITIAL APPROVAL** of an alteration of a PUD(GDP-SIP) to change five 4-unit townhouse condominium buildings to five 4-unit garden apartment buildings at 9202 Silverstone Lane. Appearing on behalf of the project was Randy Bruce. He stated that the location of the buildings will not change, but that they will be somewhat smaller and many of the units will still have individual entries. He reviewed the design, color and materials and how they related to the larger buildings to the north.

The Commission discussed the design of the garages and how their mass and roofline related to the rest of the building. The Commission suggested a color palette that had less beige and more colors. The Commission also suggested replacing the spirea with more substantial shrubs and/or native plantings.

ACTION:

On a motion by Luskin, seconded by Smith, the Urban Design Commission **GRANTED INITIAL APPROVAL** of an alteration of a PUD(GDP-SIP) to change five 4-unit townhouse condominium buildings to five 4-unit garden apartment buildings at 9202 Silverstone Lane, with the condition that the applicant study the massing of the garage roofs.

The motion passed on a vote of (8-0).

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 5, 6, 6 and 6.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 9202 Silverstone Lane

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	4	-	-	-	6	6
	-	-	-	-	-	-	-	6
	-	6	-	-	-	-	-	6.5
	5	5	5	5	5	5	5	5

General Comments:

- Initial OK – garage roof, study pitch. Possibly add windows to stairwell.