

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 1, 2014

TITLE: 3620 Marsh Road – Develop a Recycling Center for Processing Salvaged Materials in UDD No. 1. 16th Ald. Dist. (35618)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: October 1, 2014

ID NUMBER:

Members present were: Richard Wagner, Chair; Richard Slayton, Melissa Huggins, Cliff Goodhart, John Harrington, Lauren Cnare.

SUMMARY:

At its meeting of October 1, 2014, the Urban Design Commission **REFERRED** consideration of a recycling center for processing salvaged materials located at 3620 Marsh Road. Appearing on behalf of the project was Arlan Kay. Registered and speaking in opposition was Carol Welch. Welch stated that this business drives loud vehicles, they race up and down the road, barely and rarely stopping at the stop sign. They have moved their dumpster to the back to help alleviate some noise, but it is still too loud. Her house shakes when this business drops things. They work sometimes at night and on weekends as well. There are several people living there; they say they are night watchmen but there is no outdoor lighting. There is junk in the Starkweather Creek next to the business and that runs into the lakes. Heller's has a history of not getting approvals before locating where they are supposed to be. The Plan Commission will apply certain conditions of approval, including operating hours of Monday through Friday, 8:00 a.m. to 5:00 p.m.; work must be done inside with the overhead doors closed. Matt Tucker, Zoning Administrator spoke to the enforcement issues pertaining to this property. Once conditions of approval are applied they have an excellent enforcement tool related to the property. There will be some relatively nice changes to contain the activity specifically for this business, if they want to operate in the City of Madison. There are prosecutions in the works at this location. The Urban Design Commission can decide what is required for this use to exist in an Urban Design District, as well as recommend to the Plan Commission what is necessary for this use to be accommodated. The Planning Division staff report talks about identifying and providing details on what the screening fence looks like to determine if it is appropriate, limiting the site improvements to their own site and not other peoples' property (if you look at the southerly boundary using vegetation along the common lot line is in the City greenway), existing vegetation needs to be identified, and the requirement for screening the front parking in Urban Design District No. 1 needs to be addressed. The Plan Commission will deal with the issue of whether or not a residential component is appropriate at this location. There is a parking lot for customers which is required to maintain a certain level of exterior lighting, as well as yard areas. The cross-access area for parking stalls requires landscaping and screening.

ACTION:

On a motion by Goodhart, seconded by Huggins, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (5-0). The motion to refer required address of the following:

- Elevations showing the fence on the property from the neighbor's perspective.
- A lighting plan.
- A vegetation listing of existing species and their sizes to be maintained.
- Address of the protection of the adjacent creek.
- Address of what vegetation would remain and what would be removed for installation of the fence.
- Landscaping and screening of the front area surface parking lot.

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 rating for this project is 1.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 3620 Marsh Road

| | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| Member Ratings | - | - | - | - | - | - | - | 1 |
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General Comments:

- Not ready.