

DRAFT

AGENDA # 6

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 19, 2014

TITLE: 702 South High Point Road – PD(SIP),  
“Bishop O’Connor Catholic Pastor  
Center.” 9<sup>th</sup> Ald. Dist. (35625)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: November 19, 2014

ID NUMBER:

---

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Richard Slayton, Tom DeChant, Lauren Cnare and Cliff Goodhart.

**SUMMARY:**

At its meeting of November 19, 2014, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PD(SIP) for “Bishop O’Connor Catholic Pastor Center” located at 702 South High Point Road. Appearing on behalf of the project was Marc Ott, representing Gorman & Company. The majority of the work on this project is interior to the building envelope, with the exception of a proposed garage addition. The brick will be new but it will complement the rest of the property. A new trash enclosure with a roof will be installed. Deliveries will be restricted to between 8:00 a.m. and 5:00 p.m. but will not be the kind of deliveries that require a loading dock. Some landscaping is planned, mostly to block lights from the new tenants living there and from car headlights. It was requested that they include the species and measurement of spacing with the trees on your landscape plan.

The Commission questioned why they had not received this new information for their consideration at this meeting. It was determined that they submitted on the combined application schedule, utilized those plans for a previous informational presentation and had not updated their application packet for this review, for which Ott apologized.

**ACTION:**

On a motion by Cnare, seconded by DeChant, the Urban Design Commission **GRANTED INITIAL APPROVAL** with a full submittal packet needed for final approval. The motion was passed on a vote of (5-0).

September 19, 2014

Dav. Dryer, P.E.  
Traffic Engineer & Parking Manager  
Traffic Engineering  
215 MLK Jr. Blvd.  
Madison Municipal Bldg., Suite 100 Madison, WI 53703

RECEIVED SEP 22 2014

Take a Look  
& Discuss

RE: Bishop O'Connor Center rezoning

Dear Mr. Dryer:

I am writing on behalf of the Coventry Village Courtyard Homeowners Association. This is the association of 46 condominium owners whose property is immediately adjacent, on the south side, to the Bishop O'Connor site.

We appreciated the invitation of Gorman and Company to attend a meeting on September 10 to hear about the plans to convert part of the O'Connor property to apartments.

During the meeting, a number of individuals expressed concern about the High Point Road entrance and exit traffic pattern. Ted Matkom, from Gorman, stated that the City staff said no changes would be made to the existing layout.

I am writing to request that you consider changes for the following reasons:

- There will be increased traffic in and out of the property with apartment residents.
- Traffic can only turn right out of the driveway and then immediately get in the left lane to make a U Turn. With the amount of traffic already on High Point, this will make accidents even more likely.
- There is no way to enter the driveway if you are headed north on High Point Rd. Vehicles must either make a U Turn at the intersection of High Point and Watts, or turn left on Watts and make a U Turn further up the road to come back on Watts and then turn right on High Point.
- On a number of occasions, instead of attempting the immediate U Turn to go north on High Point, vehicles will drive up to the driveway for Coventry Village and attempt to turn around there. With the amount of traffic on High Point and the fact that Coventry Village is a senior living community, there is again a significant opportunity for accidents.
- The posted speed limit of 35 mph is routinely ignored making the current access dangerous.

Mr. Matkom indicated that the City was not likely to approve opening up the median strip due to proximity to the intersection. However, there is a driveway from an apartment complex on the north side of Watts Road immediately to the east of the Watt's/High Point intersection. It exits east and west and is certainly as close or closer to the intersection as the driveway from the O'Connor Center.

Another possibility would be to construct a new entrance/exit. Perhaps this could be on Watts Road, or further south on High Point Road. Perhaps the access from Junction Road could be the main access, especially since parking will be on that side of the development.

I would appreciate a response to our concerns. Thank you.

Sincerely,

*Julie Strong*

Julie Strong, President  
Coventry Village Courtyard Homeowners Association  
[REDACTED] Courtyard Drive, Madison, WI 53719

Cc: Bruce Beckman, Executive Director, Coventry Village  
Ted Matkom, Gorman & Company  
Paul Skidmore, Alderperson, District 9