

## AGENDA # 1

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> September 5, 2007
TITLE: 854 East Washington Avenue – Demolition and Construction of a Temporary Parking Lot in Urban Design District No. 4. 2 <sup>nd</sup> Ald. Dist. (07057)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: September 5, 2007	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Jay Ferm, Bruce Woods, Richard Slayton, Marsha Rummel, Todd Barnett and Lou Host-Jablonski.

### SUMMARY:

At its meeting of September 5, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of demolition and construction of a temporary parking lot in Urban Design District No. 4 located at 854 East Washington Avenue. Appearing on behalf of the project were Wade P. Wyse, Dan Carlson and John McKegney.

The modified plans as presented by Weiss featured the following and as detailed in a memo within the application packet:

- The overall site parking/display plan has been modified to maintain a minimum of 26 foot wide access lane with the automobile display area condensed to concentrate cars in a stacked fashion to allow for the addition of landscaping amenities along westerly and southerly portions of the site. As a reflection the landscape plan has been modified to go beyond the minimum 2 ½ times the required according to the provisions of the Zoning Code; in addition to the elimination of more pavement resulting in the additional landscaping amenities along the westerly and southerly perimeters of the site.
- Additional plantings have been provided at the apex at the corner of the site adjacent to the property's Paterson Street/East Washington Avenue frontage.

Following the presentation the Commission noted the that the group of plantings at the corner need to be moved into the corner area. Additional discussion by the Commission centered on the concerns relevant to the operation of the temporary parking facility for a period of more than 3 years. Staff noted that the authority to regulate temporary parking facilities is a "land use based decision" by the Plan Commission; where the review by the Urban Design Commission is limited to the design of the temporary parking facility due to the project's location within an Urban Design District. Any design contingencies attached with the extension of the use beyond the initial three year operational period for the operation of the "temporary parking" facility is a recommendation to the Plan Commission's "land use based" jurisdiction over the project under the provisions of the Zoning Code.

## **ACTION:**

On a motion by Rummel, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-1) with Host-Jablonski abstaining. The motion recommended to the Plan Commission, that any request for extended use after the initial 3-year period of the operation of the temporary parking use not be extended without a parking reduction in combination with the minimization of impervious area (pavement) and additional landscaping to return for Urban Design Commission review and approval. In addition, the landscape element at the corner of Paterson Street and East Washington Avenue shall be modified to redistribute landscape plantings internally and to provide for more pervious pavement within the parking display area.

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 2, 5, 5, 5 and 5.5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 854 East Washington Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	6	-	-	-	5	5.5
	5	-	5	-	-	5	5	5
	5	-	4/5	-	-	-	-	5
	5	-	5	-	-	5	5	5
	4	-	6	0	-	-	0	2

General Comments:

- Improved landscaping at corner is appreciated. This is an important corner for two adjacent neighborhoods.
- Cars on East Washington is a very urban condition. Too bad other development has not occurred.
- Limit use for 3 years and no more.