

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 17, 2008

TITLE: 8133 Mansion Hill Avenue – Amended
PUD(GDP-SIP) for a Nursery
School/Daycare. 1st Ald. Dist. (05667)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: December 17, 2008

ID NUMBER:

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

SUMMARY:

At its meeting of December 17, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of the amended PUD-GDP-SIP for a nursery school/daycare. Registering in support were Steve Rice, and Karyl Rice.

Steve and Caryl Rice provided a summary of modifications to the plan for the proposed daycare facility in response to the Commission's previous review of the project on November 12, 2008 where initial approval was granted in combination with modifications at the request of city staff and area neighborhood residence as follows:

- An overall reduction including the rearrangement of the parking adjacent to the building to provide for a separation between daycare provider employee parking and daycare clients.
- The addition of a buffer between surface parking and the easterly lot line adjacent to residential housing.
- Provided access to the adjacent park along the west side of the proposed daycare.
- The elimination of two stalls in the surface parking adjacent to the east side of the building to provide for vehicle turn-around.
- The provision of the additional fencing along the retaining wall with adjacent properties along the easterly property line.
- The addition of crosswalk striping across adjacent driveway entries on neighboring residential properties.

Following the presentation, the Commission noted that the need to match the corner radii as found on adjacent driveway entries. Steve Rice requested that the Commission allow for the removal of stone base around the perimeter of the building and mid-elevations on its sides to be replaced with cementitious siding to the ground.

ACTION:

On a motion by Harrington, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (9-0). The motion for final approval provided for the adjustments on the partial side and full rear elevations for the use of cementitious siding in replacement of the stone base which will be applied to the remainder of the perimeter of the building and to match radii of adjacent building entries.

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, 7, 6, 6, 6, 6, 6 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 8133 Mansion Hill Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	5	5	5		5		5
	8	6	6			7	6	7
	6	6	5			6		6
	6	6	6	6	6	6	6	6
	6	5	5			6	6	6
		6	6	6		6	6	6
	6	5	5	5		6	6	6
	5	6	5			5	5	5

General Comments:

- Improved, good effort.
- Major improvements. Good job. Nice bike parking arrangements. Good pedestrian access.
- Much improved.
- Much improved.