

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 5, 2009
TITLE: 1 Hawks Landing Circle (Lot 62) – Amendment to a Previously Approved PUD-SIP, to Change Building “A” from an Office Building to a 30-Unit Apartment Building. 1 st Ald. Dist. (05096)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: August 5, 2009	ID NUMBER:

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

SUMMARY:

At its meeting of August 5, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of an amendment to a previously approved PUD-SIP located at 1 Hawks Landing. Appearing on behalf of the project was J. Randy Bruce, representing JAK Investments, LLC. As an introduction to the project, staff noted that the consideration provides for a modification to previously approved plans will allow for the development of 30-units within a previously approved building footprint for a 30,000 square foot office building. Staff apprised the Commission that this modification is an alternative to previously approved office development within a mixed-use complex where four of the six buildings approved in October of 2003 have already been developed. The altered building site and one remaining building site at the property’s northerly corner are yet to be developed. The modified building’s architecture is consistent with its originally approved design as an office building with some minor modification and is compatible with the design and materials of already developed structures within the complex. The general site plan relationships including parking, vehicular circulation, pedestrian circulation, site and landscape amenities are generally consistent with the previous approval. Bruce followed with a detailed review of the plan modifications, noting that the project provides for the same vocabulary as what is already in place. Subsequent discussion by the Commission noted that the Urban Design Commission doesn’t object to the change in use from office to residential provided with the modifications as proposed.

ACTION:

On a motion by Wagner, seconded by Luskin, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on unanimous a unanimous vote of (10-0). The motion required an additional tree island to be provided within the southerly bay of surface parking adjacent to the drive aisle.

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 4, 5, 5, 6 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1 Hawks Landing

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	4
	-	5	6	-	-	5	-	5
	7	9	6	5	-	6	9	8
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	5

General Comments:

- Office to residential.
- OK for change of use.
- OK with change of use.
- Change in use OK.
- Building architecture could have been improved.