

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 5, 2006
TITLE: 1513 Lake Point Drive – Planned Residential Development (PRD), Planned Commercial Site. 14 th Ald. Dist. (02868)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: April 5, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lisa Geer, Cathleen Feland, Jack Williams, Bruce Woods, Michael Barrett, Todd Barnett, Robert March and Lou Host-Jablonski.

SUMMARY:

At its meeting of April 5, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a Planned Residential Development (PRD), Planned Commercial Site located at 1513 Lake Point Drive. Appearing on behalf of the project was Randy Bruce. The revised plans presented by Bruce featured the following:

- An attempt to save some of the existing trees on the site, specimen red oak, white oak and burr oak were identified, in addition to existing maples along Lake Point Drive to be maintained and preserved with existing ash noted as problematic due to upcoming beetle issues.
- The building elevations have been changed to provide openings along the south elevation of the commercial component of the building to provide for more natural light into the central courtyard.
- Half a dozen direct entrances have been provided to the north elevation to lower level individual residential units to the adjoining Lake Point Drive right-of-way. A commons area within the central courtyard has been created including a gazebo feature.

Following the presentation the applicant noted that due to recent changes within the proposed lighting program for the development, that the lighting and photometric plans and cutsheets, in addition to signage would come back for further consideration. Following the presentation, the Commission expressed concerns on the following:

- The landscape and site plans are not updated; concurrent with that as presented versus that as contained in the packet.
- The grading and drainage plan do not correspond.
- A tree protection plan needs to be provided. The project presents good planning, architecture and the use of colors.
- On the southwest corner of the site, as well as on other portions of the development plan, tree islands are not provided at the normal required interval of 12-15 stalls.
- Provide landscaping up against buildings adjacent to surface parking.

ACTION:

On a motion by Barrett, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0-1) with Wagner abstaining. The motion for initial approval required address of the following:

- The provision of a lighting and photometric plan, including fixture cutsheets.
- A complete signage package.
- Provide planters, including trees and other types of landscaping along the south elevation of buildings adjacent to surface parking.
- Provide tree islands at an interval of 12-15 stalls.
- Provide a tree protection plan.
- Make necessary corrections to all site plans within the packet, including landscaping and grading to provide for their consistency.

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 6, 7, 7, 7, 7, 8, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1513 Lake Point Drive

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

General Comments:

- Nicely done mixed-use.
- Need to coordinate the updated site, grading and landscape plan. Provide detention basin seed mix other than lawn on the landscape plan. Tree protection plan for the existing trees to be saved. Very nice interior open space created.
- Nice work.
- Nice project!
- Innovative mixed-use project that overcomes its highway/commercial strip location.
- Good project; height/bulk still of concern but “court” view of existing church not compromised.