

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 23, 2006
TITLE: 4800 Sheboygan Avenue – Informational Briefing on the Process to Develop Redevelopment Plans for the Hill Farms State Office Building. 11 th Ald. Dist. (04365)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: August 23, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of August 23, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL BRIEFING** on the process to develop redevelopment plans for the Hill Farms State Office building. Appearing on behalf of the project was Robert Cramer. The State is proposing a Planned Unit Development (PUD) process for the 22-acre site, with the State taking the lead on the GDP phase and SIPs for State buildings. Individual developers will take the lead on SIPs for private buildings. The Commission asked that the following items be addressed in the development:

- The uses proposed;
- Good site context information, including figure-ground diagrams to illustrate massing, topographic plan, and section diagrams through the site;
- Pedestrian and bicycle connections to and through the site;
- Structured and/or underground parking; and
- Open space amenities such as community gardens.

Patricia Soderholm, 5015 Sheboygan Avenue #302, requested that greenspace, water conservation, and community values be integrated, such as can be provided by community gardens and that she hopes that community gardens can be retained.

Ald. Radomski stated that the plans need to consider densities in relation to the capacity of schools, and traffic in the surrounding neighborhoods.

The Commission was supportive of the concept and approach.

ACTION:

Since this was an **INFORMATIONAL BRIEFING**, no formal action was taken by the Commission.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4800 Sheboygan Avenue

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

General Comments:

- Interesting approach – could be an exciting project.
- Emphasis on energy efficiency and on-site stormwater management is great. Please consider density of buildings as well as connective networks for peds and bikes. Consider orienting the buildings for maximum solar access (like Block 51 downtown). The teardown is unfortunate; consider reuse for a different use.
- This is an exciting prospect that the State is taking on, especially with their commitment expressed to sustainability and honoring community values and urban design goals.
- Structured parking and underground parking will need to be integrated into the development, drastically scaling back surface parking lots.
- Creative redevelopment of surrounding streets should be part of this project to create a very strong pedestrian linkage to Hilldale and nearby housing. Take advantage of hill – could create underpasses/overpasses-depressed streets.
- Great opportunities abound on this site. Open green space needs to be maintained and quality architecture and development.
- Applaud partnership approach initiated by State, look forward to process.
- Wonderful that the State is involved and is taking a comprehensive approach. I hope that the State will continue to follow the Hilldale redevelopment, and then determine the appropriate uses for the Hill Farms DOT site. Important to maintain a strong employment use for the entire site, and connections to Hilldale.