

## AGENDA # 6

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> July 25, 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: July 25, 2007	<b>ID NUMBER:</b>

---

Members present were: Lou Host-Jablonski, Chair; Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, Joan Bachleitner and Michael Barrett.

### **SUMMARY:**

At its meeting of July 25, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for demolition and construction of a temporary parking lot located at 854 East Washington Avenue. Appearing on behalf of the project were Dan Carlson and Ben Kamps.

The informational presentation provided details for the demolition of a used car sales building on a portion of the Don Miller automobile dealership site featuring budget automobile sales. The demolition is a result of orders due to the deteriorated condition of the building from the Building Inspection Division which will allow for the development of the temporary parking facility with an increased landscaped buffer on East Washington Avenue as an auto display area. The plans as presented feature the development of a 15-foot landscape buffer along the property's East Washington Avenue and North Paterson Street frontages.

Following the presentation, the Commission noted the following:

- A proposed paved area located in the apex of the corner of the site should be cut out and be utilized to provide for more landscaped green area due to its unusability for parking and display purposes.
- Consider angle parking with a 1-way directional traffic drive-aisle loop, create more green space in lieu of the proposed development of display area featuring a 2-way drive-aisle system.
- Add a 2-½ foot tall hedge along East Washington Avenue since it is not a show lot for display cars with parking for employees. \* Noted as for display of cars in application.
- Do something with the corner to complement corner treatment of the adjacent Breese Stevens Field.
- The building's poor condition is not a reason to support project.
- Consider redesigning to create double-loaded parking to provide for more green space along the westerly property line.
- Redesign to incorporate more trees islands at minimum interval of 12 to 15 stalls.
- Revise the landscape plan to address the Urban Design Commission's usual standard of 2 to 3 times the number of required landscape points.

**ACTION:**

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

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 is 4.

**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	-	4	-	-	4	4	4
	4	-	5	-	-	-	-	-

General Comments:

- Need more landscaping and more appropriate landscaping and screening.
- Greenspace!!
- Please create as much greenspace as possible.
- More greenspace and trees.
- 3 year then 100% greenspace.