

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: October 29, 2008
TITLE: 8133 Mansion Hill Avenue – Amended PUD(GDP-SIP) for a Nursery School/Daycare. 1 st Ald. Dist. (05667)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: October 29, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski, Chair; Ron Luskin, Jay Ferm, Bruce Woods, John Harrington, Richard Slayton, Todd Barnett and Dawn Weber.

SUMMARY:

At its meeting of October 30, 2008, the Urban Design Commission **GRANTED INITIAL APPROVAL** of an Amended PUD(GDP-SIP) located at 8133 Mansion Hill Avenue. Appearing on behalf of the project were Steve Rice, representing Lot 87, LLC; Karyl Rice and Phil Carlson. In response to the Commission’s previous review of the project the modified plans as presented featured the following:

- An overall increase in the landscape points count with the addition of two tree islands, combined with the elimination of two surface parking stalls and additional plantings within the playground area.
- Access to the adjacent City park has been provided off of the building’s southeast corner.
- Previous building signage proposal has been withdrawn with signage to be considered as a separate component in the future.
- A bioretention basin has been provided on the north side of the site from a provision of a specified planting list.
- A request to consider forty-five degree angled parking could not be addressed since it would require recirculation across the site to the street and back and diminish the desired number of surface parking stalls on the site.
- The parking lot layout has been modified to eliminate conflicts with parking and drop-off by dedicating specific areas to parking for employees, nurses and clients.
- The curbing adjacent to walks at the head of surface parking stalls has been modified to provide for the overhang of parked vehicles with the additional width of 7-foot wide walks to accommodate vehicular overhangs.
- Provides for sixteen bicycle stalls.
- Additional windows have been added in some classrooms to provide for additional cross ventilation on the building’s interior, with some windows relocated to corners for cross ventilation.
- Proposed use of vinyl siding has been eliminated in favor of cementitious siding.
- A 10’ x 12’ area has been added for handicapped accessible use outside of each classroom.
- Siding along the back is now also cementitious siding.

Following the presentation the Commission noted the following:

- Still need to reduce 18' length surface parking stalls to 16' in all cases or as much as allowed by the Traffic Engineer to enhance adjacent greenspace.
- Not clear that slope is integrated into backside of playground in lieu of the proposed retaining wall with play amenities; needs further work.
- On tree islands, need 75% vegetative cover addressed as required by ordinance.
- Move turf around walkway at drive to east and widen with pavers; if plantings are proposed a minimum of 2-feet in width is required.
- Adjust bike parking to accommodate 1-2 bike/trailer combinations.

ACTION:

On a motion by Ferm, seconded by Luskin, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0). The motion required clarification of the above stated issues with final consideration of the project.

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, 5, 5, 6, 6 and 6.5.

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	6	5	-	-	6	6	6
	6	6	6	6	-	6	5	6
	5	6	5	-	-	5	5	5
	-	5	5	-	-	-	-	5
	6	5	5	-	-	5	-	5
	-	-	-	-	-	-	-	6.5

General Comments:

- Good improvements to site circulation. Look at classroom F entry, ADA clear floor space at full. Infant entry may be too close to entry, could be congested with strollers/car seats, etc.
- Adequate.
- Real improvements from previously. Designers need, however, to engage even more specifically with the site details.