

AGENDA # 13

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 7, 2007
TITLE: 5029 Raymond Road – PUD(GDP-SIP), Family Resource Center. 20 th Ald. Dist. (05829)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 7, 2007	ID NUMBER:

Members present were: Paul Wagner, Lisa Geer, Robert March, Todd Barnett, Cathleen Feland and Michael Barrett.

SUMMARY:

At its meeting of March 7, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 5029 Raymond Road. Appearing on behalf of the project was Joe Powelka, architect. Prior to staff noted to the Commission the project proposed to convert a former fire station building and subsequent single-family home into a resource center for autistic children. The type of facility and encompassing programs would not be permitted under the property's R1 zoning or any other conventional zoning designation thus requiring consideration of a PUD(GDP-SIP) for the project. The project involves some site plan alterations with minor modifications to the building façade. Powelka reviewed elevational details of the existing building, including modifications to the former fire station's overhead door to be infilled with EIFS including upper windows. The site plan features the expansion of the existing surface parking lot at the rear of the building including the removal of overgrowth of existing shrubs and other invasives. Following the presentation the Commission noted the following:

- The evergreen hedge proposed for screening presents a snow plow/survival issue, look at alternatives.
- Replace the "red bud" with larger canopy shade trees.
- Reduce surface parking stall length to 16' without overhang with a 20' wide drive aisle; the additional 4' can be utilized to increase with landscape buffer at the rear of the surface parking lot and save the existing canopy tree.

ACTION:

On a motion by March, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion required address of the above stated concerns.

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, 6, 6, 6 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5029 Raymond Road

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

General Comments:

- Upgrade red bud to a larger shade tree, allow room for snow along arborvitae screen.
- Reduce paving per our suggestions.
- Reduce parking widths at aisle and stalls (to same 4' in width) to increase greenspace and save money.