

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** February 8, 2006

TITLE: 1513 Lake Point Drive – Planned
Residential Development (PRD), Planned
Commercial Site. 14th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: February 8, 2006

ID NUMBER:

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

SUMMARY:

At its meeting of February 8, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Planned Residential Development (PRD), Planned Commercial Site located at 1513 Lake Point Drive. Appearing on behalf of the project were Scott Norton and J. Randy Bruce, architect. The project provides for the development of a through lot featuring northerly frontage on Lake Point Drive and the southerly frontage on East Broadway. The through lot is located just to the west of East Broadway's intersection with Bridge Road and cross-accesses with an existing restaurant off the intersection (Cranberry Creek). The project provides for the development of a 23-unit condominium component centered around a courtyard facing onto the property's Lake Point Drive frontage as a Planned Residential Development, in addition to retail components facing the property's East Broadway frontage (Buildings B and D), in addition to a 3,200-5,200 square foot restaurant building and detached bank building (Buildings C and A) including structured and surface parking amenities. The condominium components will feature lower level structured parking. The condominium component will create a total of 46 units. The commercial component will feature 12,000 square feet of retail, 3,000 square feet of bank, and 5,000 square feet of restaurant. The parking provided on the site will consist of 117 surface parking stalls, in addition to 56 underground parking stalls primarily for condominium residents. Following the presentation of the plans, the Commission expressed concerns on the following:

- Show existing trees on the plan and determine what can be saved. Have an arborist examine the extent of existing trees on the site to determine what can be saved, along with providing a tree protection plan.

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 are 5.5, 6, 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	8	-	-	-	-	8	8	8
	7	-	-	-	-	6	6	6
	-	-	-	-	-	-	-	7
	8	-	-	-	-	7	8	8
	8	-	-	-	-	8	8	8
	-	-	-	-	-	-	-	5.5

General Comments:

- Mixed-use development. Very good use of space and parking.
- Difficult site.
- Show existing site and tree locations, have an arborist do an analysis of their health and tree protection plan for the future.