

## AGENDA # 2

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> January 21, 2009
TITLE: 229 West Lakelawn Place & 201 West Lakelawn Place – PUD(GDP-SIP), Rental Housing Development. 2 <sup>nd</sup> Ald. Dist. (12710)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: William A. Fruhling, Acting Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: January 21, 2009	<b>ID NUMBER:</b>

---

Members present were: Bruce Woods; Chair, Todd Barnett, Richard Slayton, Ald. Marsha Rummel, Ron Luskin, Dawn Weber, Mark Smith, Richard Wagner, Jay Ferm, and John Harrington.

### **SUMMARY:**

At its meeting of January 21, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) for a rental housing development located at 229 West Lakelawn Place and 201 West Lakelawn Place. Appearing on behalf of the project were David Kaul and Bill White. Kaul reviewed the changes since initial approval was granted, including:

- Adding glass to the north facade where the stairwell is located, as well as a glass door and more windows.
- Moving some bicycle parking inside.
- Revising the landscape plan.
- Eliminating darker colored on some of the upper story elements.

The Commission discussion focused on the following issues:

- Alternatives to further enhance the north elevation.
- Ways to create a more usable open space, focusing on the plaza area on the northern end of the site.
- How the project conforms to the Downtown Design Zone Guidelines.

Peter Ostlind, representing the Capitol Neighborhoods Development Review Committee, registered in opposition citing concerns about whether the project met the Downtown Design Zone Guidelines.

Joe Alexander and Adam Winkler, both representing the Alexander Company, registered in support.

### **ACTION:**

On a motion by Slayton, seconded by Wagner, the Urban Design Commission **GRANTED FINAL APPROVAL** finding that this project meets the Downtown Design Zone Guidelines for its particular situation as an infill site on a non-prominent thoroughfare, subject to the following conditions as approved by staff:

1. Review of how the north elevation could possibly be articulated a bit more.
2. Moving the scooter parking on the north side of the building into the building with structured parking.
3. Swapping the locations of the bicycle racks and planting area on the north side of the building to allow for the enhancement of that space as a usable plaza area.
4. Changing the Scots Pines to White Pines.
5. Replacing the Dwarf-bush Honeysuckle with another species.
6. Adding the “Vesta” sign to the canopy on the north elevation.

The motion was passed on a vote of (10-0).

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, 6, 6, 6.5, 6.5, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 229 & 201 West Lakelawn Place**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	6	6	-	-	5	6	6
	5	7	6	6	-	6	8	6.5
	-	-	-	-	-	-	-	6
	6	7	5	-	-	6	7	6
	5	6	5	-	5	6	6	5-6
	6	7	7	6	7	8	7	7
	6	6	6	-	6	6	7	6
	5	7	5	5	5	5	7	6.5
	7	7	7	-	-	7	7	7

General Comments:

- Excellent refinements.
- Appreciate improvements to building and landscape around 229. 201 landscape should be given similar effort.
- Much improved design but putting a lot of building on a small lot creates some unresolved problems but developers have been very responsive. Overall meets minimum requirements for Downtown Design Zone #4.
- Long haul but much improved. North better but still could be better.
- If there is a place for density, this is it. Nice background/fabric building.