

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** April 6, 2016

TITLE: 1814 Packers Avenue – New Development
of a 4-Story, 90-Unit Mixed-Use
Development with Understory Parking.
12th Ald. Dist. (42262) **REFERRED:**
REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: April 6, 2016 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Cliff Goodhart, Richard Slayton, Dawn O’Kroley, John Harrington, Tom DeChant and Michael Rosenblum.

SUMMARY:

At its meeting of April 6, 2016, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION**

Appearing on behalf of the project were Blake Griffin, representing Urban Specialties; Robert Smith, representing Dimension-IV Madison; and Marty Rifken. Two neighborhood meetings have been held with general support offered. The unit mix will include studios through 3-bedroom apartments. Surface parking and underground parking will be available. One of their goals is to create a buffer transition zone between the busy street, the railroad tracks and the residences beyond that.

Comments and questions from the Commission were as follows:

- You need a radius here. If there’s a way to take these stalls and then steepen the drive but not have parking off the drive. That gives you more landscaping here. You’re going to need an island if you have more than 12 stalls in a row.
- Is a one-to-one ratio of parking going to be enough?
- You’re changing this transitional zone and I’m glad you’re going to replace that lovely parking lot. But you’ll still need to think about how this transitional zone is going to relate to your neighborhood up Schlimgen and how that frontage is going to tie back into the rest of the residential neighborhood. Storage warehouses have no relationship to the neighborhood; you’re still going to be residential and so in a way, even though you’re going to be a different scale than the houses, hopefully the people who live here will still feel related to that residential area. Think about those issues as this area is transitioning.
- We’ll need more context when you come back.
- You have a white band, but it relates to a white volume. The red band is why? If you have the red I’d almost rather see it as a volume than a band, because it looks commercial.
- If the building will have magicpaks, be sure to show those on the plans. They become architectural.

- Maybe if you do have a bar here it's around the corner. Rather than having people walking by and parking by the residential units. And the dumpsters. You also have to think about if you have retail along here, there's no parking.

ACTION:

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