

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 7, 2006
TITLE: 1513 Lake Point Drive – Planned Residential Development (PRD), Planned Commercial Site. 14 th Ald. Dist. (02868)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 7, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lisa Geer, Michael Barrett, Todd Barnett, Robert March, Bruce Woods and Cathleen Feland.

SUMMARY:

At its meeting of June 7, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Development (PRD), Planned Commercial Site located at 1513 Lake Point Drive. Appearing on behalf of the project was Randy Bruce, architect. In response to the Commission's previous review of the project, Bruce noted the following modifications to the revised plans:

- The landscape and site plans have been updated and are consistent in their overall details, including the grading and drainage plans.
- A tree protection plan is currently under development, which provides for the preservation and protection of existing large oaks on the site and is requested to be approved by staff when finalized.
- The lighting and photometric plan details were presented, including fixture cut sheet details.
- A uniform signage package was presented that features rectangular paneled signs, face lit with gooseneck fixtures featuring a uniform panel color where commercial/retail tenants will be allowed non-uniform font and letter colors.
- The Lake Point Drive elevation and site plan details of the residential component of the project has been modified to provide for individual on-street entries to various ground floor units.
- Additional landscaping is provided along the south elevation of the building adjacent to surface parking as previously requested.

Following the presentation, the Commission noted the following:

- Sheet off southerly drainage to adjacent greenspace along the southerly perimeter of the parking lot.

ACTION:

On a motion by March, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0-1) with Wagner abstaining. The motion required that the applicant submit the tree protection plan for staff approval when finalized, along with the drainage plan being modified to provide for southerly drainage from the surface parking lot into an adjoining greenspace area.

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 6, 6, 7, 7, 7, 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	7	7	7	7	7	7	7	7
	7	7	7	7	7	6	6	7
	6	6	6	7	6	6	6	6
	6	6	6	6	-	6	6	6
	8	8	8	7	9	7	9	8
	8	9	8	7	7	7	8	8
	-	-	-	-	-	-	-	7

General Comments:

- Very nice! This achieves the impossible: 2 street frontages!
- Submit tree protection plan to staff before construction. Like the improvements to the north façade and access to sidewalk.
- Well done.