

City of Madison, Wisconsin

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**REPORT OF:** URBAN DESIGN COMMISSION

**PRESENTED:** December 9, 2015

**TITLE:** 1917 Lake Point Drive – Planned Residential Complex. 14<sup>th</sup> Ald. Dist. (41057)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

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

**ADOPTED:**

**POF:**

**DATED:** December 9, 2015

**ID NUMBER:**

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

**SUMMARY:**

At its meeting of December 9, 2015, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a Planned Residential Complex located at 1917 Lake Point Drive.

Appearing on behalf of the project were Jim Glueck and Dave Porterfield, representing Movin’ Out, Inc.

Registered and speaking in support were Tom McMahan, Pauline Jones and Judy Cooper. Registered in support but not wishing to speak were Alesia C. Jackson and J. Jackson. Registered and speaking in opposition were Diane C. Small and Joseph Hennessy. Registered in opposition but not wishing to speak was Mike Schmidtke. Registered neither in support nor opposition and wishing to speak were Sue Byram and Erin O’Brien. Registered neither in support nor opposition but not wishing to speak was Chauncey Hunker.

The following people were registered in support of the project as non-attending, via downloaded registration forms given to the Secretary: Jim Kellerman, Tonoka Deloney, Tom Solyst, Geronimo Miranda, Tatiana Clacks, Jovenus P. Price Pierce, Jennifer Johnson, Aureola Deloney, Stephanie Lee, May Benham, Portia Y. Vaughn, Deborah Marlowe, JoAnn Gosda, Vera Jones, Tina Osuocha, Sandra Sykes, Daylena Sykes, Colbernet Jackson, Katrice Sykes and Shawnee Deloney.

The site currently houses the neighborhood center with apartments above. There are two unoccupied lots to the south to be granted a rezoning and a conditional use. This project goes hand-in-hand with the project at 2230 West Broadway. This project is 2-story residential which provide accessibility for a family living situation. Access is off Lake Point Drive with no access off Broadway. Two covered parking garage areas are identified, along with some open parking. Twelve units are proposed with 20 parking spaces. Each unit will have private backyard space with private front entries. There will be no basement. Fiber cement siding is proposed with trim to match in multiple colors.

Joe Hennessy spoke, noting the neighborhood was not consulted in this process of siting the neighborhood center, which he thinks would be much better on this lot. The height and density would be better here. These are largely public funded projects through WHEDA.

Tom Solyst spoke in support, seeing this as a significant beautification of the area. The neighborhood is unique and this is a good integration with their neighborhood. The community has been involved in this; on a weekly basis he has talked to a resident that has encouraged them to build a new community center. Everyone has put up with inadequate space for a long time.

Erin O'Brien spoke to traffic issues. You can go eastbound or westbound for this site and can access it from either direction. Parking on this block is problematic with a lot of on-street parking already. The high volume of uses at the center would add more parking. There is also a lot of pedestrian traffic in this area.

Sue Byram spoke as a neighborhood resident. The idea of the design doesn't look bad but she is very concerned with the density being added. She disputes that the neighborhood is safe and peaceful; she wants people to really think about the added density. Owner-occupied units as part of this project is a no-go and that was a very important part of stabilizing the neighborhood in the Simpson Street days.

Judy Cooper spoke in favor of the design. A lot of the people in this area are not here being represented; they are not home owners. What these people are complaining about when they say "density" is not the addition of people, they're saying low income people are "bad people." Homeowners equal good people. If you give people something to be proud of, they're going to take care of it. We're talking about providing housing to people, not homeowners. This is something that people need.

Mike Schmidtke spoke as an 18-year resident. He supports his community and affordable housing. He is concerned about the density because there are already a lot of condos and apartments in the neighborhood that require off-street parking. This area also does not have a lot of greenspace; he is opposed to cement playgrounds.

Jay Wendt noted that this is a rezoning and conditional use for a residential building complex. He noted the criteria the Commission should consider when making their decision.

Comments and questions from the Commission were as follows:

- If you could move those trash enclosures and put trees in those areas, the whole area needs trees. It's a large expanse of openness that doesn't look that great.
  - We can try to sort that out. This amount of parking garages and the trash, I don't really see another good place for them. I don't know how much I'll be able to change that.
- The rain garden could be much more attractive, needs work.
- If the garbage storage areas were together in the center you could do some green to help shade the garages.
- How large is the space between the buildings?
  - 15-feet. I don't see developing too much in there, I think it's needed breathing room. Maybe some plantings.

Then you've got light on several sides too.

- Center and combine garbage storage and attach to garages.
- The garages need the same treatment as the houses.
- The treatment at the end of your drive should be such that if you drive by you can't see the extent of the drive; landscape the entry and terminus of the drive aisle.

- Eliminate dead end at last space, need turnaround.
- Look at the percentage of compact parking stalls to free up more space for landscaping.
- Look at fencing of individual yards.
- Look at use of masonry with a course below first floor windows. Two sets of cement board is weak.
- Was the neighborhood center considered for this lot?
  - It was, we talked about a number of different configurations, but we felt for a number of reasons we could get a better balance of the kind of housing we need between 1, 2 and 3-bedrooms. This kind of setting for families lends itself better to this housing.
  - It is possible based on budget that we might have fewer garages. The plan could change a little bit.
- Why all the flat roofs?
  - I don't have anything against flat roofs aesthetically, I would simply say in this case I'm looking for something that will resemble better the neighborhood. A more residential roof is appropriate here.
- It would be smaller in scale if it didn't have all those pitched roofs.

**ACTION:**

On a motion by Rosenblum, seconded by DeChant, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-0).

The motion provided for address of the comments as noted.

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 and 5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1917 Lake Point Drive**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	5
	5	6	5	-	-	4	4	5

General Comments:

- Nice variation at home façade, garages need similar character. Back-up space needed at end of drive.