

## AGENDA # 11

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> October 15, 2008
TITLE: 8133 Mansion Hill Avenue – Amended PUD(GDP-SIP) for a Nursery School/Daycare. 1 <sup>st</sup> Ald. Dist. (05667)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: October 15, 2008	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Chair; Bruce Woods, Jay Ferm, Ron Luskin, Marsha Rummel, Dawn Weber, Richard Slayton and Richard Wagner.

### **SUMMARY:**

At its meeting of October 15, 2008, the Urban Design Commission **REFERRED** consideration of a PUD(GDP-SIP) located at 8133 Mansion Hill Avenue. Appearing on behalf of the project was Steve Rice and Karyl Rice. Prior to the presentation staff noted that a previous version of the project featured the development of a daycare center in conjunction with a proposed coffee house on a site that was originally master planned as a community-oriented use or open space. This previous proposal for the site was never finalized. Rice and Rice then presented details of the development of a daycare facility adjacent to multi-family development and a City park around the perimeter of the property. Following the presentation the Commission noted the following:

- Need to find plans that deal with on-site retention and drainage, including plantings.
- The request for signage on the upper elevation clearstory element facing the park is problematic.
- Plan turns back on space, should be an organizing element regarding relationship with park and adjoining properties as seen within the original neighborhood plan for the area.
- Issue with how well traffic pattern will work to accommodate pedestrian movement and vehicular movement on the site.
- Question the need for 51 parking stalls; seems like a lot of parking.
- The project is not what we can approve. The project should address previous issues with the earlier version of the project proposed in February of 2007.
- Walkway off of the building's northwest corner; reduce conflicts.
- Cars overhang the 5-foot interior walkways, need wheel stops or widen walks.
- Need to exceed the landscape points requirement, need more trees around playground and parking lot.
- Retention versus infiltration, landscape species list needs to be provided with use of natural species.
- Consider rotating building 90 degrees so entrance aligns with view of park, maintain visual connection.
- Provide floor plans with further consideration of the project.
- No line of parking shall exceed 12 stalls without a tree island.
- Bark mulch in play area not always sanitary, also issues with accessibility with children in wheelchairs
- Look at alternative to vinyl siding.

- Provide plan of adjacent park, adjoining properties with further review of the project, including dealing with appropriate linkages.
- Utilize slope condition to accommodate utility use in playground area.
- Eliminate vinyl siding adjacent to playground in favor of the use of durable materials.
- Building lacks adequate windows in classrooms; lacks opportunity for cross ventilation.

**ACTION:**

On a motion by Wagner, seconded by Woods, the Urban Design Commission **REFERRED** consideration of this project. The motion was passed on a vote of (7-0-1) with Rummel abstaining. The motion required address of the above stated comments.

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 4, 5, 5 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 8133 Mansion Hill Avenue**

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

General Comments:

- Inadequate site planning/traffic movement, meager landscaping too. Few windows, and inappropriate use of vinyl siding.
- No vinyl siding. Rethink parking lot. Enhance landscaping, more native plants, more trees in parking lot.