

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> June 6, 2007
TITLE: 5939 Sharpsburg Drive – PUD-GDP Amendment. 3 <sup>rd</sup> Ald. Dist. (06642)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: June 6, 2007	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Chair; Robert March, Bruce Woods, Richard Slayton, Ald. Rummel, Feland, Lou Host-Jablonski, and Michael Barrett.

### **SUMMARY:**

At its meeting of June 6, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-GDP located 5939 Sharpsburg Drive. Appearing on behalf of the project were Brian Munson, Chris Landerud, and Jim Meyer. The project involves for an amendment to the overall PUD-GDP for “Grandview Commons Neighborhood” to allow for Lots 439 and 440 previously designated for development as with a “town center residential” land use to be designated as town center mixed-use to accommodate the development of a library site and allow 90,000 square feet of commercial use with a maximum of 122 residential units on the two lots. Following the presentation of the plans, the Commission noted the following:

- Issue with parking appears to be maxed out. Not following the goal of shared parking.
- Plan shows lots of surface parking need to provide additional graphics that have meaning in regard to the amendment.

In response, Munson provided additional details relevant to the parking issue. He noted that delineated surface parking provides for the requirements of the additional commercial/retail uses allowed under the amendment including the library development as well as future residential use where onsite parking relevant to each of the use areas is not provided and all parking is provided offsite for shared use as shown on the plan. Munson also noted that the amendment provides for a maximum of 5,000 square feet of commercial space per user in order to prevent the development of large retail “big boxes” with a maximum 90,000 square foot of commercial use including the library combined with office and other commercial uses.

### **ACTION:**

On a motion by Barrett, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a unanimous vote of (8-0). The motion required that future consideration of an SIP associated with the development of these lots would require the minimalization of surface parking and provisions for shared parking to be provided.

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, and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 5939 Sharpsburg Drive**

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

General Comments:

- Mixed use = GOOD.
- This seems to be an appropriate tweak to a master plan that in the main, has built-out very well. Big box must be avoided here however.