

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: July 18, 2007

TO: Plan Commission

FROM: Timothy M. Parks, Planner, Planning Division

SUBJECT: **ID# 07048 – Alteration to approved PUD-SIP for 5014 Lien Road,
Autumnwood III multi-family development**

The developers of the Autumnwood III multi-family development at 5014 Lien Road are requesting approval of an alteration to the specific implementation plan for their property that was approved with the rezoning of the site from Temp. A (Agriculture District) to PUD-GDP-SIP on March 2, 2004. The approved plan called for the construction of 252 apartment units and 12 condominium townhouse units on the 24.33-acre site. The 252 apartment units were approved in 7 three-story buildings generally located in the center of the site, while the 12 townhouse units were located in 3 four-unit buildings located in the western corner of the site.

The developers, Jerry Connery and Ron Fedler, are requesting to amend the specific implementation plan to eliminate the 12 townhouse units and to reallocate their density into two 30-unit apartment buildings located just to the northeast of the former townhouse site. The alteration calls for those buildings to become 36-unit buildings located in the same general location as before. A 10-stall parking lot between the two buildings will be enlarged to a 38-stall lot. The character of the exterior architecture of the two larger apartment buildings does not change with the proposed alteration, and the density of the overall project will remain at 264 units. The remainder of the former townhouse location will be used as additional open space for the development and will also serve as additional buffer for the development from Lien Road.

Section 28.07 (6)(9)4.d of the Zoning Ordinance provides the Plan Commission with the authority to approve alterations to planned unit developments if the changes are compatible with the plans approved by the Common Council. In this case, the Planning Division believes that the alteration will have no appreciable impact on the overall planned unit development and recommends that the Plan Commission approve this request. The Urban Design Commission reviewed the proposed alteration on May 23, 2007 and granted final approval (see attached report).

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 23, 2007
TITLE: 5014 Lien Road – Alteration to a Previously Approved PUD-SIP, Revised Plans. 17 th Ald. Dist. (06506)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 23, 2007	ID NUMBER:

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

SUMMARY:

At its meeting of May 23, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** for alterations to a previously approved PUD-SIP located at 5014 Lien Road. Appearing on behalf of the project was Randy Bruce. The project under consideration provides for a minor alteration to a previously approved PUD-SIP for a 264-unit, 10 building multi-family development located at 5014 Lien Road in March 2004. The bulk of the project has already been developed consistent with the previously approved plans, where the last phase and the subject of the current alteration involves the elimination of three 4-unit condominium buildings on the westerly side of the development parcel, along with the reconfiguration and enlargement of a former 30-unit apartment building to provide for the development of two 36-unit 3-story apartment buildings with lower level parking, a shared surface parking area, including the development of green open space along the westerly terminal end of the site. The building architecture and elevational details are similar to that approved with already constructed multi-family building on the site consisting of three 30-unit apartment buildings, one 45-unit apartment building and one 57-unit apartment building. A major issue underlying the departure of the development of three 4-unit buildings as noted by Bruce was the dissimilarity and non-integration with the larger buildings constructed as part of the overall development. A positive outcome is the increase and enhancement of the amount of open space on the property's westerly perimeter which provides for more pervious area, as well as a landscaped buffer between the relocated and reconfigured units and the property's Lien Road frontage. Following the presentation, the Commission noted the following:

- Revise the landscaping around the buildings to make less linear and accent entries.
- Relevant to the west end open space, provide a short grass prairie with the addition of four oak trees at minimum, in addition to adding trees in the parking area within tree islands.

ACTION:

On a motion by Woods, seconded by Host-Jablonski, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion was subject to address of the above stated concerns.

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, 5, 5, 6, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5014 Lien Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	5	-	-	6	7	7
	-	-	-	-	-	-	-	7
	7	6	5	-	-	6	-	6
	6	5	5	-	-	5	5	5
	-	-	-	-	-	-	-	5
	5	6	5	5	-	5	4	5
	8	8	7	-	-	7	8	7.5

General Comments:

- Change is well done.
- Good improvements, increased open space, appropriate landscaping.
- Avoid landscape “ribbon” at building perimeter – prefer accentuating entries and building features.
- Nice improvement with reduction of building. Improve landscape plan.
- Provide landscape plan, staff review/approve. Add more trees. Focus on entries.
- OK alteration, but parking could have been reorganized to be accommodated on the street rather than a large lot.
- Looks good.
- Much improved.