

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 21, 2007
TITLE: 602 Bear Claw Way, Rezoning R4 to R5, Eighteen Unit Building, Planning Staff Referral. 9 th Ald. Dist. (05939)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 21, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Lisa Geer and Michael Barrett.

SUMMARY:

At its meeting of March 21, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a rezoning for an 18-unit building located at 602 Bear Claw Way. Appearing on behalf of the project was David Hull. Prior to the presentation, staff noted that consideration of the project was the result of a Planning staff referral based on concerns relevant to the size and placement of a proposed 18-unit structure on the site as part of a rezoning from R4 to R5 General Residence District. Staff noted that the size of the site at 1.21 acres limited its development to only an 8-unit structure. In order to develop the site more densely, the applicant has chosen to rezone the site from its present R4 zoning designation to R5 which would allow for the development of 18-units on the site. Staff noted that the R4 zoning would have allowed for additional densities if the size of the parcel was an additional .29 acres in size (1.5 acres). Hull provided an overview of the development proposal emphasizing that vertical separations within the roofline were utilized as a mechanism to break up the long mass of the proposed building. Following the presentation, the Commission noted the following:

- Issues with the lack of effective screening between the surface parking lot at the rear of the property and adjoining properties. Hull noted that he could provide staggered landscape screening within this area, and that the proposed landscape plan didn't provide details on a required detention area, including surrounding landscaping. It was noted that the detention area should utilize wet bio-plantings.
- The shade trees between the property's Bear Claw Way frontage and face of the building should be replaced with large canopy/shade trees.
- The brick at entries conflicts with the application of siding in the same plane; brick should have something to terminate to, not to vinyl siding except in recesses.
- Usable outdoor space close to the units should be provided, in addition to having porches at grade.
- The rear elevation could be modified to redo porches as patios along with the incorporation and development of adjacent greenspace. Enlarge porches on the front elevation and examine creating separate patio area with opposing orientation at the rear of the building.
- For scale purposes consider making paired dormers into one large single dormer.
- Provide exterior lighting details with further review of the project.
- Simplify sidewalk connections to the street from an elevation porches/stoops. One walk per paired stoop.

- Add or show existing trees in the northwest corner of the site adjacent to the omitted detention area.

ACTION:

On a motion by Host-Jablonski, seconded by Geer, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required address of the above stated concerns with final consideration of the project.

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, 6, 6 and 6.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 602 Bear Claw Way

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6	5	5	-	5	4	5
	5	5	6	-	-	5	5	5
	-	-	-	-	-	-	-	6.5
	6	6	6	-	-	6	6	6
	7	6	6	5	-	7	7	6
	5	5	5	-	-	5	5	5
	6	6	6	-	-	6	5	6

General Comments:

- Architecture is OK. The dormers are a nice touch, but combine the double dormers to match the scale of the roof.
- Redo brick at entries – should not be in same plane as adjacent vinyl siding – terminate brick at inside corners.
- Good start. Some site plan and landscaping improvements, plus some tweaks to the architecture will be a significant improvement.
- Add screening along the parking lot and drive. Coordinate detention proposed with the landscape plan.