AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION PRESENTED: January 24, 2007

TITLE: 733 County Road M – PUD-GDP for 74 **REFERRED:**

Residential Units. 9th Ald. Dist. (05443) **REREFERRED:**

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary ADOPTED: POF:

DATED: January 24, 2007 **ID NUMBER:**

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

SUMMARY:

At its meeting of January 24, 2007, the Urban Design Commission **REFERRED** consideration of a PUD-GDP for 74 residential units located at 733 County Road M. Appearing on behalf of the project was Matthew Aro. Aro noted to the Commission that both the Comprehensive Plan and the Land Use Plan for the City of Madison designated these lands for institutional use based on the assumption of their ownership by the Archdiocese of Madison, which is not the case. The site is a long and narrow triangular lot approximately 3.9 acres in size, featuring a variation in topography based on its previous use as a rock quarry, along with significant wooded vegetation on and around the perimeter of the site. The PUD-GDP provides for the development of 74 residential apartment units within four proposed buildings, two 3-story buildings featuring 21-units, 7-units per floor, and two 2-story buildings featuring 16-units with 8-unit per floor, all featuring lower level underground parking. Aro elaborated on details of the conceptual site plan, as well as perspective renderings of the proposed structure. Following the presentation, the Commission noted the lack of detailed plans; staff noted that consideration of a PUD-GDP required a minimum level of plans as submitted with the Commission authorized to request additional information under provisions of the ordinance "to make possible an evaluation of criteria for approval." Following the presentation, the Commission noted the following:

- Need a tree assessment and survey in order to approve the building locations and layout.
- Need a better picture of what exists to the east, specifically its connectivity to the surrounding area from what is a long cul-de-sac, provisions for the extension of pedestrian linkage including internal walkways. Especially connectivity to adjoining properties, as well as an area as a whole should be provided, including areas to the west of C.T.H. "M."
- An issue with the sidewalk abutting up to the face of each building, should be rethought, as well as providing for more effective pedestrian site circulation.
- Not comfortable with big rectangular block and form of the building footprints in relationship to the site. Need to be restudied in regards to triangular shape of the site. Need more site information, tree study by arborist including details provided with the survey and the location of existing trees on the site.
- Site context information especially on adjoining properties is insufficient and should be provided.
- Examine potential pedestrian/bicycle connections to the east.

- Cross sections of the site on an east-west orientation should be provided detailing building and site feature relationships.
- Need more large scale aerial photographs to establish site context.
- Need to provide concept of the building plan and floor plate information.

ACTION:

On a motion by Geer, seconded by Host-Jablonski, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (7-0). The motion to refer cited the need to address 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 4, 5 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 733 County Road M

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
sāı	5	1	1	-	-	-	-	-
	5	-	-	-	-	5	-	5
	4	-	-	-	-	5	3	4
	6	-	-	-	-	-	6	6
Ratir								
Member Ratings								

General Comments:

- Essentially, this project is at an "informational presentation" level at this time. We need more design development before we can form any judgments.
- Interesting proposal.
- Need more site and context info.
- Need an existing tree location and assessment before we approve building location and layout. Extend ped path past buildings the length of the lot. Show potential off-site pedestrian connections.
- Make the sidewalks continuous and relatively straight-line; then create a potential connection to site to the east.
- Great integration of site, building footprint.
- Need additional information.