

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 13, 2008
TITLE: 2076, 2080, 2098, 2132, 2138 and 2180 Pennsylvania Avenue - Building Demolitions and New Construction in Urban Design District No. 4. 12th Ald. Dist. (11322)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: August 13, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski, Chair; Jay Ferm, Todd Barnett, Richard Slayton, Bruce Woods, Ald. Marsha Rummel, John Harrington and Ron Luskin.

SUMMARY:

At its meeting of August 13, 2008, the Urban Design Commission **REFERRED** a request for building demolitions and new construction at 2076, 2080, 2132, 2138 and 2180 Pennsylvania Avenue, in Urban Design District No. 4. Appearing on behalf of the project were Tom Pinion, representing MSA and Matt Schultz, representing Vogel Brothers. Pinion reviewed the functions, proposed demolitions, additions, and site changes, noting that they are providing triple the required landscaping points, reducing the number of parking stalls, and following the existing color scheme. The Commission discussed vehicular circulation, rotating the parking spaces 90 degrees, and removing some existing driveways. The Commission also discussed stormwater infiltration, with Pinion noting that due to a high water table, amount of fill, and potential contaminants in the soil, additional infiltration may not be advisable. Also discussed was the possibility of using rooftop runoff to wash trucks on the site. Ald. Satya Rhodes-Conway stated that she supports the project, but is concerned about infiltrating additional stormwater. John Koch representing the Emerson East Neighborhood Association stated that the Association did not take a position.

ACTION:

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **REFERRED** a request for building demolitions and new construction at 2076, 2080, 2132, 2138 and 2180 Pennsylvania Avenue, in Urban Design District No. 4 to:

1. Propose alternate species to replace the Shamrock Lindens, such as Liberty Elm, Juniper trees, other Elms, or Hackberrys.
2. Consider vehicular circulation on the site and explore rotating the parking orientation 90 degrees and investigate closing one or more existing curb cuts.
3. Investigate the potential for implementing a system to capture rooftop runoff for washing trucks on site.

The motion passed on a vote of (8-0).

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, 4.5, 5, 5, 5, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2076, 2080, 2098, 2132, 2138 and 2180 Pennsylvania Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	5	5	-	-	4	-	5
	5	5	4	-	-	4	5	5
	5	5						5
	-	5	6	-	-	4		4.5
	4	4	4	3	-	4	5	4
	-	-	-	-	-	-	-	6
	-	-	6	-	-	-	-	6

General Comments:

- Prepare vehicular circulation plan to assist with review.
- Potential for more green space needs looking at.
- Proposed parking layout is very inefficient; highly suggest running parallel to Pennsylvania.
- Improvement to this busy manufacturing-type site.
- Landscaping improvements welcome. Address circulation issues – including elimination of curb cuts.