

## AGENDA # 2

City of Madison, Wisconsin

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

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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
<b>Member Ratings</b>	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.