

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 21, 2007
TITLE: 8133 Mansion Hill Avenue – Amended PUD(GDP-SIP) for a Child Care/Nursery School and Coffee/Bagel Shop. 1 st Ald. Dist. (05667)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 21, 2007	ID NUMBER:

Members present were: Paul Wagner, Lisa Geer, Robert March, Bruce Woods, Todd Barnett, Ald. Noel Radomski and Michael Barrett.

SUMMARY:

At its meeting of February 21, 2007, the Urban Design Commission **REFERRED** consideration of a PUD(GDP-SIP) for a child care/nursery school and coffee/bagel shop located at 8133 Mansion Hill Avenue. Appearing on behalf of the project were Dan Bertler and Amy Crooks. Prior to the presentation, staff noted that the site was originally approved as part of the overall PUD-GDP for “Mid-Town Commons” for a civic use. The uses under consideration are not consistent; therefore an amendment to the originally approved PUD-GDP. The project provides for development of a daycare center in combination with a coffee shop. Dan Bertler of Supreme Structures Inc. provided a detailed overview of the proposed plans, including building elevations emphasizing the use of split face block base, brick veneer with limestone seals with vinyl siding. Following the presentation, the Commission noted the following:

- Provide additional information relative to the site’s relationship to adjacent City owned lands, including access to trails important for the daycare function.
- The windows within the daycare should be low enough for children to see; 2-feet would be sufficient with the option for a fixed bottom panel with operatable upper but not necessary for every window. Window height in other rooms should be age-appropriate and consistent with the masonry coursing.
- Look at options for air exchange venting and location outside of the panel below the roofline adjacent to clearstory windows.
- Relevant to the landscape plan, the playgrounds have south and westerly exposure with little to no shade trees provided; need more. Provide more trees along the north elevation adjacent to proposed surface parking.
- The vinyl siding and corner boards are an issue; conflict with the style of the building, need hard materials, need trim boards that surround windows, in addition to re-examining the doors to match the architecture.
- Re-examine the use of dutch lap siding.
- Examine reducing driveway in the drop-off loop. Reorient the surface parking lot for the coffee shop to increase more greenspace along the north elevation.
- Adjust plan to provide for fire access as required prior to any further consideration of the project.

- The landscape points of the parking lot inconsistent with code requirements relative to counting landscaping not within 10-feet of the parking lot pavement.

ACTION:

On a motion by March, seconded by Woods, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (7-0). The motion to refer required address of the above stated comments with an emphasis that further consideration of the project does require input from the Fire Department relevant to fire access, as well as providing for increasing greenspace along the north elevation, in combination with the reorientation of the northerly surface parking area for the coffee shop.

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, 5, 5.5 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 8133 Mansion Hill Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	8	8	7	9	-	7	9	8
	5	6	5	-	-	5	5	5
	4	5	5	5	-	5	5	5
	4	6	5	-	-	6	7	5.5
	5	6	5	6	-	5	6	5
	5	6	5	5	-	5	5	5
	6	5	5	-	-	5	6	

General Comments:

- Interesting business idea. Good site use.
- Site design requires much further study.
- Plan for future access to planned open space areas, especially for the children in the daycare. It appears that plants not within 10' of the parking area are included in the point calculations, more landscape around the parking lot will be needed. Shade for play areas is needed as well.
- OK plan, good mix of uses. Issues: Roof water should be managed onsite (rain gardens, etc.); windows should be low enough for toddlers and crawlers.