

**AGENDA # 6**

City of Madison, Wisconsin

**REPORT OF:** URBAN DESIGN COMMISSION

**PRESENTED:** May 11, 2011

**TITLE:** 625 Bear Claw Way – Planned Residential Development (P.R.D.), Twenty-Eight Unit, Three-Story Apartment Building. 9<sup>th</sup> Ald. Dist. (22366)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** May 11, 2011

**ID NUMBER:**

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, R. Richard Wagner and Henry Lufler, Jr.

**SUMMARY:**

At its meeting of May 11, 2011, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a Planned Residential Development (P.R.D.) located at 625 Bear Claw Way. Appearing on behalf of the project was J. Randy Bruce, representing Alex and TR McKenzie. The Secretary began by informing the Commission that this project is not consistent with the neighborhood plan or the Comprehensive Plan; there are also issues with the underlying zoning being able to support the SIP, all of which require resolution before any formal approvals. Bruce described the area and the surrounding buildings. The neighborhood plan calls for mixed-use, the land owner has been unsuccessful in selling the property for something that meets that criteria thus far. Bruce would like to propose a 28-unit apartment building abutting the higher density senior housing development and a commercial building corner, which would probably vary in story heights. Vehicular access would be off of Bear Claw Way with an L-shaped parking lot that serves both the residential and commercial uses, with underground parking. Slayton suggested a bit more breathing room in terms of being right on top of the parking with movement of the building (residential) west to create more greenspace. Slayton asked to check for the possibility of two curb cuts, one for the underground parking entry, the other for the surface parking lot. Smith mentioned that the presentation boards were very different from what was in the Commission’s packet but he liked that they are taking advantage of the entire site. Barnett agreed with getting some more breathing room between the parking and the building, if there was a way for the parking shape to respond to the curb. Barnett noted the need for more connectivity to Old Sauk Road and to provide on-site stormwater information.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

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 rating for this project is 5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 625 Bear Claw Way**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	-	-	-	-	5	-	5

General Comments:

- Use whole site, i.e. landscaping – shade trees!