

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 6, 2011
TITLE: 625 Bear Claw Way – PUD(GDP-SIP) for a Twenty-Eight Unit, Three-Story Apartment Building and PUD(GDP) for a One-Story Commercial Building. 9 th Ald. Dist. (22366)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: July 6, 2011	ID NUMBER:

Members present were: Richard Wagner, Mark Smith, Todd Barnett, John Harrington, Richard Slayton, Melissa Huggins and Henry Lufler.

SUMMARY:

At its meeting of July 6, 2011, the Urban Design Commission **INITIAL APPROVAL** of a PUD(GDP-SIP) located at 625 Bear Claw Way. Appearing on behalf of the project was Donald Schroeder, representing TR McKenzie. Schroeder described the project consisting of one two-story commercial building with a smaller one-story neighborhood retail building and a 28-unit, 3-story apartment building. He stated that they are seeking GDP approval for the entire project, with SIP approval for the 28-unit apartment building. He reviewed revisions made since the last presentation to the Commission.

Huggins stated she prefers a flat roof on the apartment building, even if it means adding a story. Schroeder stated there is loft space under the pitched roof. Slayton stated the landscape plan needs more development. He noted the walls could use some softening and suggested planting trees in certain spots in order to cool the asphalt. He would like to see a greenspaces surrounded by plants and not just random landscaping. Harrington would like to see the rain gardens more integrated into the landscape plan. Smith reinforced Huggins' comment on making something a bit different than the surrounding neighborhood. The building is on a prominent corner and should stand out. He urged the applicants to think about a flat roof that is more in keeping with this design and less matching with the neighborhood.

ACTION:

On a motion by Slayton, seconded by Lufler, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided for the following:

- The general site plan and basic building massing are approved with the roof shape on the apartment building to return to the Commission for approval so the applicant can provide information to convince the Commission that the loft spaces will work and be well lit.

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 and 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
Member Ratings	5	5	5	-	-	5	5	-
	5	5	3	-	-	6	5	5
	5	6	4	-	-	5	5	5

General Comments:

- Try a flat roof on the apartment building.
- Landscape plan needs rethinking. Work with architecture and look to create meaningful spaces.
- More plantings: trees at parking lot, shrub masses. Create spaces with tree and shrub placement (solids and voids).



Department of Planning & Community & Economic Development
 Planning/Neighborhood Preservation & Inspection/Economic & Community Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Division
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

647 Bear Claw Way | RZ : C1 to PUD-GDP - Approve general development plan for future two-story commercial building
 652 Bear Claw Way | RZ : C1 to PUD-GDP-SIP - One-story commercial building and adjacent 28-unit apartment building
 Alex McKenzie - TR McKenzie/Randy Bruce - Knothe & Bruce Architects

PLANNING DIVISION CONTACT: Tim Parks

RETURN COMMENTS BY: 28 July 2011

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: rbruce@knothebruce.com Fax: 836-6934
 Date Submitted: 08 June 2011 Plan Commission: 08 August 2011
 Date Circulated: 13 June 2011 Common Council: 06 September 2011

CIRCULATED TO:

- | | | |
|---|--|---|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input checked="" type="checkbox"/> ALD. <u>Skidmore</u> DIST. <u>9</u> |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - CHANDLER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - M. RICHARDS | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENG. | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> A T & T |
| <input type="checkbox"/> CITY ENG. - DAILEY | <input type="checkbox"/> MMSD BOARD, C/O SUPT. | <input type="checkbox"/> T D S |
| <input type="checkbox"/> CITY ENG. - MAPPING & ENV. | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> WATER UTILITY | | |
| <input type="checkbox"/> CDBG - CONSTANS | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | |
| <input type="checkbox"/> REAL ESTATE - EKOLA | | |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.

NO COMMENTS / YOUR COMMENTS:

THIS PROJECT LOOKS GOOD TO ME. OK TO PROCEED, PENDING STAFF COMMENTS.

PAUL SKIDMORE
 9th DISTRICT ALDER