

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 5, 2009

TITLE: 1 Hawks Landing Circle (Lot 62) –
Amendment to a Previously Approved
PUD-SIP, to Change Building “A” from an
Office Building to a 30-Unit Apartment
Building. 1st Ald. Dist. (05096)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: August 5, 2009

ID NUMBER:

Members present were: Bruce Woods, Richard Wagner, John Harrington, Marsha Rummel, Dawn Weber, Richard Slayton, Todd Barnett, Jay Ferm, Ron Luskin and Mark Smith.

SUMMARY:

At its meeting of August 5, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of an amendment to a previously approved PUD-SIP located at 1 Hawks Landing. Appearing on behalf of the project was J. Randy Bruce, representing JAK Investments, LLC. As an introduction to the project, staff noted that the consideration provides for a modification to previously approved plans will allow for the development of 30-units within a previously approved building footprint for a 30,000 square foot office building. Staff apprised the Commission that this modification is an alternative to previously approved office development within a mixed-use complex where four of the six buildings approved in October of 2003 have already been developed. The altered building site and one remaining building site at the property's northerly corner are yet to be developed. The modified building's architecture is consistent with its originally approved design as an office building with some minor modification and is compatible with the design and materials of already developed structures within the complex. The general site plan relationships including parking, vehicular circulation, pedestrian circulation, site and landscape amenities are generally consistent with the previous approval. Bruce followed with a detailed review of the plan modifications, noting that the project provides for the same vocabulary as what is already in place. Subsequent discussion by the Commission noted that the Urban Design Commission doesn't object to the change in use from office to residential provided with the modifications as proposed.

ACTION:

On a motion by Wagner, seconded by Luskin, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on unanimous a unanimous vote of (10-0). The motion required an additional tree island to be provided within the southerly bay of surface parking adjacent to the drive aisle.

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, 5, 5, 6 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1 Hawks Landing

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

General Comments:

- Office to residential.
- OK for change of use.
- OK with change of use.
- Change in use OK.
- Building architecture could have been improved.



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

1 Hawks Landing Circle
 RZ : PUD-SIP to Amended PUD-GDP-SIP
 Construct 30-Unit Apartment Building Instead of Office Building
 Previously Approved
 Jeff Haen - JAKS Investments/Randy Bruce - Knothe & Bruce Architects

PLANNING DIVISION CONTACT: Tim Parks

RETURN COMMENTS BY: 03 September 2009

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: rbruce@knothebruce.com Fax: 836-6934

Date Submitted: 15 July 2009 Plan Commission: 14 September 2009

Date Circulated: 21 July 2009 Common Council: 06 October 2009

CIRCULATED TO:

- | | | |
|---|---|--|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input checked="" type="checkbox"/> ALD. <u>Sanborn</u> DIST. <u>1</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:

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