

AGENDA # 8

City of Madison, Wisconsin

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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 <sup>th</sup> Ald. Dist. (22366)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: July 6, 2011	ID NUMBER:

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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
<b>Member Ratings</b>	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).