

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 16, 2009

TITLE: 3201 Anderson Street – Madison College
Parking Lot. 17th Ald. Dist. (16829)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: December 16, 2009

ID NUMBER:

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

SUMMARY:

At its meeting of December 16, 2009, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a parking lot located at 3201 Anderson Street. Appearing in behalf of the project was Wade Wyse, USD Professional Services, Inc. and Mike Stark, Director Facility Services, Madison College, and Fred Brechlin, Facilities Architect, Madison College. The project provides for development of additional parking for the Madison Area Technical College which has been renamed to "Madison College". The parking lot is located off the southwest corner of the intersection of Anderson Street and Hoffman Street and will provide for the development of 3.2 acres with a total of 355 stalls including bike parking that will provide additional parking opportunities for the Truax Campus including off-setting the loss of existing surface parking due to flooding issues. Wyse provided an overview of the development of the lot noting its additional use in support of athletic activities located immediately adjacent to the proposed parking lot which includes baseball/softball, basketball, and soccer. Wyse provided a review of the parking lot's relationships with the overall campus as a component of the MATC Master Plan. Following the presentation the Commission noted the following:

- Question the use of 5-foot x 5-foot tree islands located in diamonds; consider a redesign of the parking lot to provide for the use of compact parking stalls within that area which will allow for the tree islands to be bigger. Consider placing a walkway at the center of the parking lot on the north/south access and use wide canopy trees and islands.
- Move the lights out of the bioretention basin; relocate them to the areas where the 5-foot x 5-foot square tree islands are currently located, and place trees within the bioretention area.
- Distribute handicap parking stalls to the northeasterly corner of the site beyond their current location on the southwesterly corner of the site. If a north/south centered pedestrian way is provided, provide a double row of trees.
- Question the frost effect on LED lighting fixtures.
- Tighten radii of all tree islands. Maximize the use of small car parking stalls especially around the bioretention basin utilizing 16-foot length stalls with a 2-foot overhang where the additional overhang area could be incorporated to enlarge the bioretention basin area.

ACTION:

On a motion by Slayton, seconded by Weber, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-0). The motion for initial approval required address of the above stated concerns and the following with future consideration of the project:

- Provide walk circulation through mid-center through the site on a north/south access to include a double row of trees. Provide information on the substantiation on the development of the number of stalls as proposed against the number of stalls already provided for the Truax Campus.
- Provide walk circulation through bays with adjacent greenspace.
- Relocate light poles outside of bioretention area.
- Use wide (no columnar trees in parking areas) major canopy trees.
- Reduce the radii of tree islands.
- Use 25% compact stalls in the overall number of parking stalls.
- Caution on the use of LED lights due to frost issues.
- Provide 1/6' stall depth in areas adjacent to the bioretention area within the additional 2' for the vehicular overhang to be added to the bioretention area.
- Provide greenspace between the proposed bleachers on the westerly side of the site and adjacent drive aisle.
- Provide more detail on the bleachers and their presence on the westerly lot line.
- Study existing tree vegetation to deal with the prospect and potential to realistically save existing trees.

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 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 3201 Anderson Street

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

General Comments:

- Parking lot, is this really necessary? More park like, break up the parking with a large planted walk running north and south.
- Add trees. Tighten up drive aisles. Distribute handicapped stalls over site. Reduce size of parking stalls.

Carpenter-Ridgeway Neighborhood Association



1010 Grover Street ■ Madison, Wisconsin 53704 ■ Phone 608 244.0054 ■ Randall L. Glysch, President

November 25, 2009

City of Madison Plan Commission
Attn: Brad Murphy
Planning & Community & Economic Development
215 MLKJ Blvd., Suite LL100

Dear Members of Plan Commission,

This is a letter of support from the residents of the Carpenter-Ridgeway Neighborhood Association for Madison College-3201 Anderson Street, the construction of a new surface parking lot and Hoffman Street extension to serve the college as part of their long range master plan.

We have met with Mr. Fred Brechlin of Madison College, and have reviewed their plans for parking expansion. The Carpenter-Ridgeway Neighborhood has past experience in working with MATC, and they have been, and continue to be, good neighbors within the Carpenter-Ridgeway Neighborhood. These improvements are part of an overall MATC strategic plan to improve the quality of the Truax campus, and we support their efforts.

We support the project, especially their willingness to add the landscaped berm to the Anderson side of the lot, as well as the additional landscaping and bioretention basin within the parking lot itself. In addition, we also support new signal lights at the intersection of Anderson and Hoffman Street. Turning left at Hoffman and Anderson is often impossible and dangerous with the amount of traffic on Anderson Street.

Sincerely,

Randall L. Glysch, President
Carpenter-Ridgeway Neighborhood Association
1010 Grover Street
Madison, WI 53704



City Living With a Country Feel