

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 29, 2020

TITLE: 8137 Mayo Drive, 1833, 1859 Waldorf Boulevard, 8134, 8110 Mid-Town Road, 1902 Carns Drive - New Development of Three Residential Buildings with 270 Total Units. 9th Ald. Dist. (58530)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: April 29, 2020

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Syed Abbas, Shane Bernau, Tom DeChant, Rafeeq Asad, Christian Harper, Craig Weisensel and Jessica Klehr.

SUMMARY:

At its meeting of April 29, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of three residential buildings located at 8137 Mayo Drive, 1833, 1859 Waldorf Boulevard, 8134, 8110 Mid-Town Road, and 1902 Carns Drive. Registered and speaking in support were Rick Wessling and Katie Hughes, both representing UrbanWorks Architecture. Registered in support and available to answer questions were Justin Zampardi and Alex Padrnos, representing JCAP Real Estate; Suzanne Vincent, representing Vierbicher; and James Stoppie. This project was referred back to the Urban Design Commission from the Plan Commission with two points of concern regarding the commercial space and building articulation. Wessling presented updates including the addition of 4,000 square feet of retail midblock at Waldorf, and a bike café at the corner of Waldorf and Mid-Town with the purpose of activating that corner. They have done a great deal more articulation to the west side of Building B and added more glazing. Hughes noted the changes to Building B with the lowest level expanded excavation area to include a more generous bike area (bike café), an additional entry into this area directly off of Waldorf that has good proximity to the bus stop, and will be signified with a canopy that could be opened to the public to tie in with mass transit. There is associated parking for the retail and a wrap around patio with stairs that come down and tie in with the grade change. They have expanded the amount of glass in the retail portion with two-story glass gestures where they did have green wall volumes. A raised planter has been lowered to work better with the pedestrian scale.

The Commission discussed the following:

- Building B – It looks like a lot more glass. Is that a 2-story high retail space?
 - No it’s just increased glass.
- What’s directly above that blank unit?
 - The units stack above that retail space.
- Would it not make sense to add a similar glazing to level 3 since you added more to level 2, so it’s similar?

- It becomes an issue of the building's vocabulary. That blank wall is less than 20-feet and we feel fairly well articulated.
- We could look at adding another punched opening there.
- More glass is good.
- Where you removed the green wall, you said there was circulation space behind there, would that be translucent glass there?
 - It's actually our ramp in the garage, but we do have a pedestrian ramp so we envisioned vision glass to add visibility.
- Just so you're not looking up at parking garage lights.

ACTION:

On a motion by DeChant, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0).

- The motion noted that the Urban Design Commission found the concerns of the Plan Commission have been addressed with regard to additional retail and activation of the blank wall area on the West Elevation where two story glazing areas have been added.
- The Commission further suggested inclusion of a punched opening terminating that blank space above retail at the third and fourth level of the West Elevation. (*Staff note: the new punched openings would align with the edge of the two story retail glazing at the northwest corner.*)