

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 10, 2010
TITLE: 120 East Lakeside Street – Amended PUD(GDP-SIP), Alteration in UDD No. 1 for a Fourth Floor Addition to an Existing Office Building. 13 <sup>th</sup> Ald. Dist. (20292)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: November 10, 2010	<b>ID NUMBER:</b>

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Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, R. Richard Wagner, Melissa Huggins and Henry Lufler, Jr.

### **SUMMARY:**

At its meeting of November 10, 2010, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PUD(GDP-SIP) located at 120 East Lakeside Street. Appearing on behalf of the project were Brian Munson, representing Lakeside Condominium Association, Inc.; and Richard Lehnona. Munson presented details for the addition to the building. The proposal would add one floor to the top of the building, with no modifications to the existing site plan, except for any restoration necessary for damage to the landscaping. They are proposing the addition of 4,000 square feet of office space along the John Nolen Drive frontage, with one residential unit along the western edge of the building. He reviewed the building plans showing the office component and the residential portion. In terms of materials and colors, the siding material and the trim was passed around. The windows match the balance of the existing building. The building was designed for expansion so there won’t be any structural changes to the building. They have met with the neighborhood and took their input and made some changes. There will not be an increase in parking. This will be the last expansion to this building.

- You’ve got two different languages going on on both sides of the building.
  - They were going with the residential portion nature with the intent of incorporating as much natural light as possible.

### **ACTION:**

On a motion by O’Kroley, seconded by Lufler, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0).

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, 6, 7, 7, 8 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 120 East Lakeside Street**

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

General Comments:

- Not in support of privileged condos for those who can afford them.
- OK.
- Very nice.
- Interesting infill project.