

**AGENDA # 10**

City of Madison, Wisconsin

**REPORT OF:** URBAN DESIGN COMMISSION

**PRESENTED:** July 11, 2007

**TITLE:** 625 East Mifflin Street - Amended  
PUD-GDP-SIP for a 33-Unit  
Condominium Building. 2nd Ald. Dist.  
(06902)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** July 11, 2007

**ID NUMBER:**

Members present were: Paul Wagner, Lou Host-Jablonski, Richard Slayton, Todd Barnett, Michael Barrett, Joan Bachleitner, and Marsha Rummel.

**SUMMARY:**

At its meeting of July 11, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-GDP-SIP located at 625 East Mifflin Street. Appearing on behalf of the project was J. Randy Bruce. Appearing neither in support nor opposition was Ald. Brenda Konkel. It was noted to the Commission that the project as previously approved was for a 5-story building and three stories at Mifflin Street with a stepback of the fourth and fifth stories. Due to market conditions the project is now being downsized to provide for only three stories where elements of both the site and landscape plan are similar as to that previously proposed including architecture. Proposed green roofs above the third floor level will be replaced with larger rear balconies and rooftop gardens featuring the same level of green amenities.

**ACTION:**

On a motion by Host-Jablonski, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required that the roof overhang on upper portions of the northeast elevation abutting the property's Mifflin Street frontage overhang and wrap around by two-feet. In addition, the utilization of providing a greater variety of deciduous trees by utilizing more Carpinus in place of Ostrya in numbers of 3 and 5 respectively.

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 6, 7, 7, 7, 7.5 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 625 East Mifflin Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	6/7	5/6	-	-	-	6	6
	7	8	8	7	-	-	-	
	-	7	-	-	-	-	7	7
	-	-	-	-	-	-	-	7
	6	7	6	-	-	6	8	7
	8	8	8	8	-	8	8	8
	7.5	8	-	-	-	-	7.5	7.5

General Comments:

- Provide greater tree variety: 5 Ostrya + 3 Carpinus.
- Less density actually resulted in an improved building. The site now breathes!
- The softening of the market has resulted in a better building.
- Nice project even nicer.
- The prior 5-story project was very good. This incarnation is arguably even better, as it doesn't push the bulk envelope so hard.